

For Sale



2 SPRINGHALL FARM COTTAGES, KELSO
ROXBURGHSHIRE, TD5 7QA

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

2 SPRINGHALL FARM COTTAGES, KELSO

ROXBURGHSHIRE, TD5 7QA

Kelso Town Centre 2 miles, Coldstream 7 miles, Edinburgh 46 miles
(Distances approx.)

A traditional 3-bedroom terraced farm cottage occupying a superb location close to the town of Kelso. The property presents well but would now benefit from some cosmetic refurbishment and offers a great opportunity to create a fabulous home with a wonderful outlook over open countryside.

- Rural yet convenient location
 - Front & rear gardens
 - Off street parking
 - Wonderful views

Freehold.
Council Tax Band: B
EPC Band: E

GUIDE PRICE £170,000



DESCRIPTION

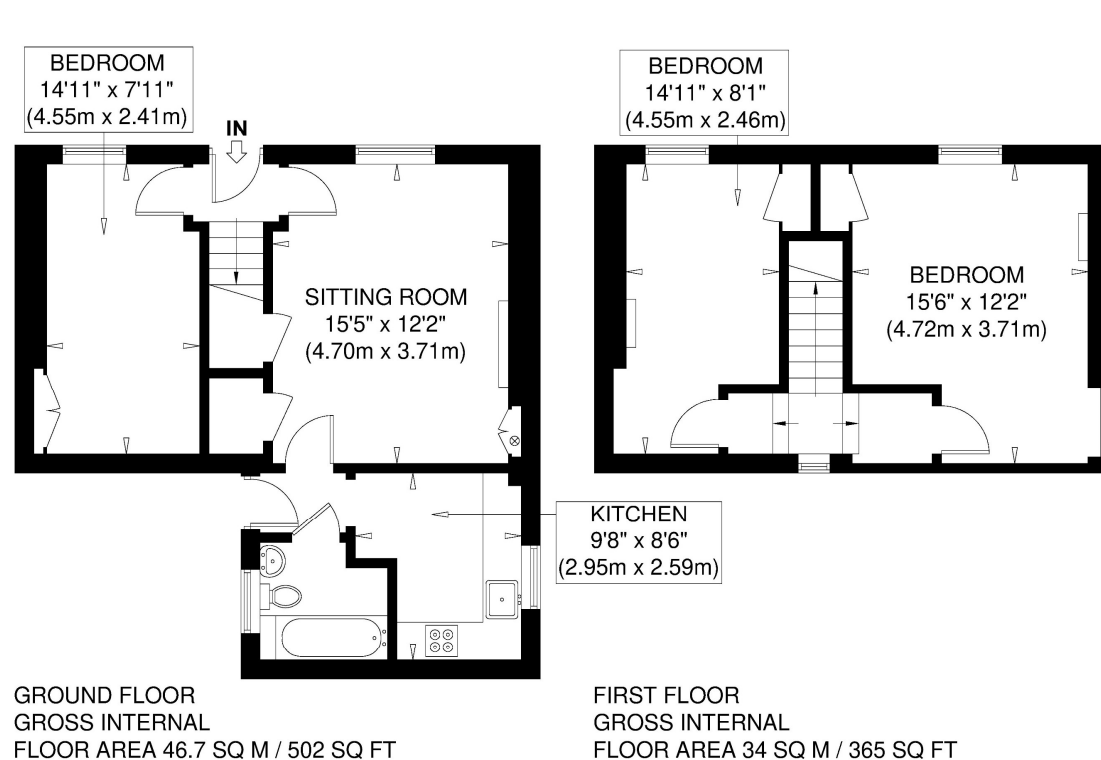
2 Springhall Farm Cottages is a traditional 3-bedroom terraced farm cottage of brick construction with render finish under a slate roof. It is set in a fantastic location on the edge of a working farm and with easy transport routes, it provides a much sought-after semi-rural proposition. While the property presents in good condition throughout it would now benefit from a degree of cosmetic refurbishment to release its full potential. The property benefits from UPVC double glazing throughout. The front and rear gardens are both fully enclosed making a safe space for children or pets, there is a timber garden shed in the rear garden which will also be included in the sale. Designated parking is provided at the rear of the property for two vehicles.

Viewing is highly recommended to truly appreciate all this home has to offer.

ACCOMMODATION

Ground floor - Hallway, Kitchen, Bathroom, Sitting Room, Double Bedroom

First floor - Double Bedroom, Double Bedroom



SPRINGHALL FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 80.7 SQ M / 867 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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LOCATION

2 Springhall Farm Cottages occupies an enviable location just a short distance from the Northern bank of the River Tweed and minutes from the historic market town of Kelso. The town offers a wide range of local amenities with a superb selection of shops and an excellent variety of social and sporting facilities including golf, tennis, swimming, curling, National Hunt racing and fishing on the River Tweed. The town is home to the stunning Kelso Abbey founded in the 1100's, cobbled market square and magnificent Floors Castle. Kelso also boasts a modern High School and two Primary Schools and is within easy reach of St. Mary's School at Melrose and Longridge Towers near Berwick-Upon-Tweed. Tweedbank railway station is just 18 miles away and the City of Edinburgh by-pass is 38 miles to the north providing great transport links.

DIRECTIONS

Please use the postcode TD5 7QA or what3words
///flows.second.segmented

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SERVICES

The property benefits from mains water and electricity. Drainage is to shared septic tank, there will be a one third share in costs for maintaining the septic tank.

Heating and hot water is provided by a community biomass system. There is a monthly charge of £100 for this service payable to the vendor who will be responsible for maintenance of the system to the point of delivery. An annual price increase in line with CPI will be built into the contract. If the purchaser wishes to be removed from the community system, they will be responsible for disconnection charges. There is also an open fire in the living room.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.



AUTHORITIES

Scottish Borders Council
Council Headquarters,
Newtown St. Boswells,
Melrose, TD6 0SA
Tel: 0300 100 1800

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in July 2025.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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