



Welcome to Birgham East

Birgham East is a new development of 5 residential properties, located in the village of Birgham which lies in the midst of the beautiful Berwickshire countryside in the Scottish Borders, with views to the River Tweed and the Cheviots beyond.

The properties are located on the eastern edge of the village and are within walking distance of the renowned Fisherman's Arms restaurant. The development comprises two bungalows terraced to a two storey home and two detached family houses. The site dates back to the mid-1700s and is thought to have formed part of the grounds of a 12th century chapel. In the village itself, the Treaty of Birgham, between the Scottish and English kingdoms, was concluded in 1290.

Whilst providing traditional homes, a selection of house types will provide walk-in dressing rooms, en-suites, country kitchens, traditional utility/mudrooms and all homes will incorporate built-in wardrobes. The homes benefit from oil central heating, low energy lighting and generous insulation to meet or exceed the current building regulations.

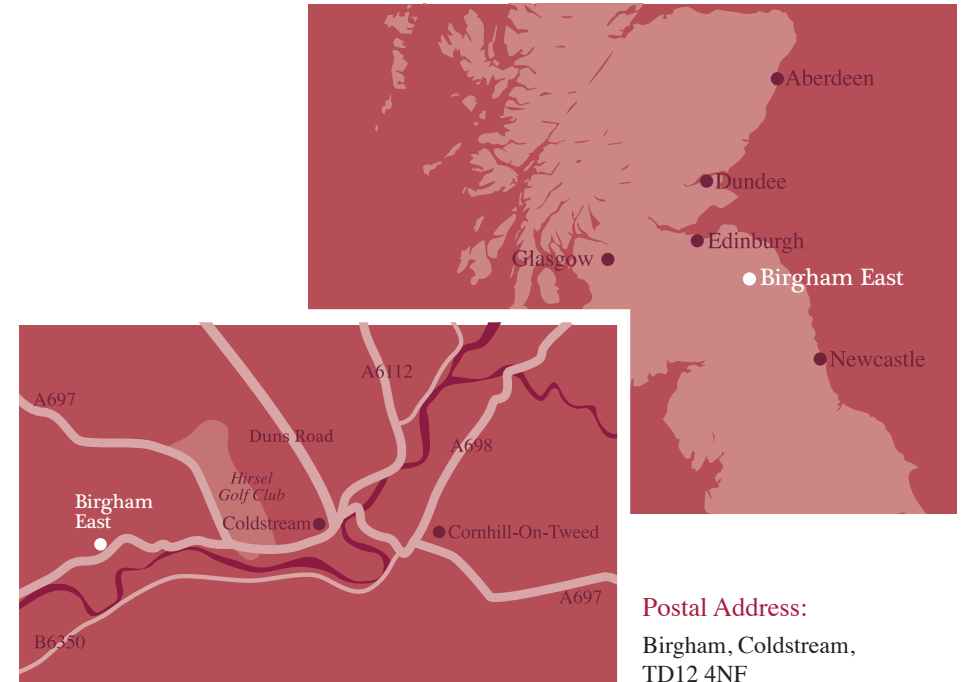


The Location

Birgham is on the north bank of a long majestic bend of the River Tweed with extensive vistas of the Cheviot Hills to the south.

To the West, just over 5 miles away, lies the market town of Kelso and stately Floors Castle and 4 miles to the east is Coldstream and the Hirsell Estate. The Hirsell Estate offers many beautiful country walks through the grounds, a tearoom and craft centre.

In addition, Coldstream boasts varied and interesting tourist and sporting activities such as golf, fishing, horse riding, walking and cycling. Birgham is also within easy driving distance of the spectacular east coastline, famous for its towering cliffs, vast sandy beaches, castles, islands and bird life. The area is well serviced by local schools with primary schools in Kelso, Eccles and Coldstream and a new build secondary school at Duns - Berwickshire High.



Postal Address:
Birgham, Coldstream,
TD12 4NF

How to find us

Birgham East from the South

From Newcastle follow the A1 and take the junction just north of Morpeth onto the A697, follow this road through wooded valleys and rolling hills to Cornhill-on-Tweed and then through Coldstream heading west on the A698. Continue on the A698 westwards for just under 4 miles until you reach Birgham. Birgham East is on your left hand side as you enter the village.

Birgham East from the North

From Edinburgh follow the A68 through Dalkeith and Pathhead, turning left at Carfraemill roundabout onto the A697 which leads to Greenlaw and then onto Coldstream; turn right to Kelso at Fireburnmill, and continue on the A698 westwards for just under 2 miles until you reach Birgham. Birgham East is on your left hand side as you enter the village.

Birgham East Specification

Structure & External Finishes

- Timber engineered superstructure with 140mm insulation to external walls. Roofs are engineered roof trusses with 22mm sarking for slate roofs with 280mm insulation to main roof spaces.
- External Walls comprise dry dash or integral coloured render on 100mm blockwork outer skin of cavity walls. Feature elevations will include timber cladding, cast stone with a selection of dressed cast stone cills, lintels and other features.
- Roofs will be natural slate. Fascias and bargeboards will be treated redwood with a stained finish. Rainwater goods will be black Marley Deepflow or equivalent.
- High performance timber windows with factory applied paint finish.
- High Performance insulated external doors.
- Front gardens will be turfed with rear gardens top soiled.
- Fences between rear gardens.
- Monobloc driveways. Paving slab to front footpaths.
- Where applicable, garage doors are electronically operated.



* the actual external wall finish, roof finish, door style and colour will vary on each dwelling. Please ask the Hudson Hirsel representative if further information is required.



Internal Finishes

- Fully fitted custom designed quality kitchens with a choice of handles, units and granite worktop finishes.
- Induction hob, integral oven and canopy extract to external wall, under unit lighting and plumbing for washer/dryer. Other integrated appliances include dishwasher and fridge freezer.
- Fully recessed lighting to kitchens, bathrooms and en-suites.
- LED reading lights in master bedroom.
- Ample 13 amp sockets and light switches throughout.
- TV and BT points to living room.
- Mains operated smoke alarms on all floor levels.
- Thermostatic showers in main shower cubicles and electric instantaneous shower if second shower installed.



- White sanitary ware throughout with soft closing WC seats.
- Bathrooms and en-suite floors are tiled with heated floor mats.
- Mirrors with demisting pads in en-suites.
- Choice of ceramic wall tiling in bathroom/en-suite wet areas.
- Oil fired central heating with individual thermostatic radiator valves.
- Oak doors with a selection of ironmongery.
- Fitted wardrobes to most bedrooms.
- Carpets to public rooms and bedrooms,



- laminate flooring to hallways and kitchens.
- All timbers, MDF facings and skirtings painted white.
- Ceilings in front halls and public rooms to have gyproc cove.
- All ceilings to be smooth and painted white emulsion.
- All walls to be painted antique white.

** Plans showing kitchens, bathroom layouts and extent of tiling are available from Hudson Hirsel. Imagery shown is from previous developments.

Factoring

Hudson Hirsell LLP wish to sustain the completed phases of Birgham East, and ultimately the completed development, to a high standard in order to maintain the overall quality of the development, the living conditions and the asset value of the properties bought by the residents of Birgham East.

To enable the common areas to be maintained a factoring service fee will be levied on an annual basis. The approximate annual cost will be highlighted at the time of making a reservation and will be stated on the reservation form. The factoring services will cover the common areas of the development that are not adopted by the Local Authority and include landscaped areas, open areas, stone walls (not specifically included in an individual property's title), un-adopted parking areas and paths.

Owners will have a responsibility to maintain their own properties, gardens and any property "common" with neighbours e.g. garden fences between properties.

NHBC

NHBC stands for the National House Building Council. NHBC's mission is to improve the standard of house building across the UK. It does this by registering house builders, setting standards of construction, carrying out checks during construction and providing warranty and insurance services.

The NHBC cover is explained below:

1. For the first two years the builder is responsible for any damage caused by the builder's failure to meet the NHBC's standards of construction.
2. For the next 8 years the cover is mainly in respect of structural work.

Hudson Hirsell LLP follow the Consumer Code for House Builders which is monitored by NHBC.

Your solicitor will forward you copies of all relevant



documentation relating to your NHBC cover, known as the Buildmark Policy. If you have any queries relating to NHBC, they can be contacted directly on 0800 035 6422. Please note that from the date of handover all insurances for your new home are your responsibility.

Consumer Code for Home Builders

As well as protection under NHBC Buildmark, home buyers also have protection under the home-building industry's independent Consumer Code for Home Builders. The Code requirements are a set of core principles that home builders registered with NHBC must adopt to protect the interests of new home buyers. More details are available at www.consumercodeforhomebuilders.com.

Disclaimer

Hudson Hirsell LLP give notice that the plans and specifications included within brochures, and other similar marketing material, is for illustrative purposes only and does not form part of any contract or constitute any representation or warranty. Any information provided is given in good faith but should not



be relied on by the purchaser as a statement of fact. Any areas, measurements (including room sizes) are approximate and may vary. The text, plans, and images are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all of the necessary planning, building regulation or other consents. Prospective purchasers should not rely on the marketing information provided but must get their solicitor to check the plans and the specification attached to the contract.

The images prepared for brochures and other marketing material, were prepared from preliminary plans prior to the completion of the design and the properties and are intended as a



guide only. Hudson Hirsell LLP reserves the right to amend the specification and design, but to an equal or higher standard, without notice.

The photographs and images shown in the marketing material, or in the sales suite, show features of the surrounding countryside and may not be part of the development. Items noted in literature and sales suites may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The name "Birgham East" is the marketing name for the development and is subject to approval by the relevant authorities.

Birgham East Site Plan

Birgham East is set on the edge of the historic village of Birgham and on the edge of the Hirsel Estate owned by the Douglas-Home family.

The site is elevated with good views to the Cheviots and a five minute stroll to the banks of the River Tweed.



Future
Development

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The Moray: Plot 1

(See Site Plan for location)

This is a bright 2 bedroom bungalow style home which is one of three terraced dwellings with south facing rooms.

The home includes an entrance porch, hallway leading to the public rooms and two bedrooms. The family bathroom has a bath with a shower. Both the lounge and kitchen have French doors leading out to the garden. There is the option of adding spectacular south facing sun room with a cathedral ceiling.

The large, predominantly south facing private garden has a detached garage and blocked paved driveway.



Are you interested in this development? Enquire now.

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E: mail@hudsonhirsell.com

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- Bungalow style home
- Large south facing garden
- Single garage
- Spectacular south facing sun room (optional)
- Ability to bespoke your home
- Accommodation of approximately 77 sq ms or 830 sq ft

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The Moray: Plot 1

Ground Floor

Porch:	1.40 x 1.50m
Lounge:	3.50 x 5.50m
Kitchen/Dining:	3.40 x 4.20m
Sun Room (optional):	3.40 x 3.80m
Bedroom 1:	3.10 x 3.50m
Bedroom 2:	3.10 x 2.80m
Bathroom:	2.00 x 1.80m
Single Garage:	3.00 x 6.00m



The Wishart: Plot 2

(See Site Plan for location)

This is a unique floor plan which provides living accommodation on the upper floor with great views to the Cheviot Hills, “French doors” off a “Juliet Balcony” flooding natural light into the living space enhanced by the cupola skylight in the middle of the cathedral roof.

The accommodation includes two south facing bedrooms on the ground floor, both with fitted wardrobes and the option to have glazed doors providing direct access to the garden. Off the large hall, with the family bathroom, the stairs lead to the upper floor. The upper floor, with its scenic views, has the open plan lounge and dining room with the kitchen.

The garden is south facing and includes two parking spaces.



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- Great views to the Cheviots
- Grand vaulted ceiling with cupola light
- South facing garden
- Good storage
- Single garage
- Accommodation of approximately 81 sq ms or 870 sq ft

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The Wishart: Plot 2

Ground Floor

Bedroom 1:	3.00 x 4.10m
Bedroom 2:	3.00 x 4.10m
Bathroom:	2.30 x 2.30m
Single Garage:	3.00 x 6.00m

First Floor

Lounge/Dining:	7.20 x 5.00m
Kitchen:	3.80 x 2.00m
Pantry:	1.20 x 2.00m



The Fraser: Plot 3

(See Site Plan for location)

This is a bright 3 bedroom bungalow style home which is one of three terraced dwellings.

This family home has an entrance porch leading to a spacious welcoming hallway leading to the public rooms and three bedrooms with the master bedroom having a “cathedral” style ceiling, en-suite and spacious wardrobe.

The large family bathroom has a bath and separate shower and fitted cabinetry. Both the lounge and dining kitchen have French doors leading to the garden.

The large, predominantly south facing, garden wraps around this home and the grounds include a detached double garage and large blocked paved driveway.



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- Bungalow style home
- Large south facing garden
- Vaulted ceiling to master bedroom
- Double detached garage
- Ability to bespoke your home
- Accommodation of approximately 102 sq ms or 1098 sq ft

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The Fraser: Plot 3

Ground Floor

Vestibule:	1.30 x 1.80m
Lounge:	3.50 x 5.50m
Kitchen/Dining:	3.40 x 4.20m
Bathroom:	2.20 x 2.80m
Bedroom 1:	3.80 x 3.20m
Ensuite:	1.80 x 1.80m
Dressing:	1.90 x 2.50m
Bedroom 2:	3.10 x 3.20m
Bedroom 3:	3.10 x 2.20m
Bathroom:	2.72 x 2.20m
Double garage:	6.10 x 6.00m



The Stewart: Plot 4

(See Site Plan for location)

The ground floor of this spectacular home includes entrance hall with large reception hall beyond. The lounge, which has an optional open fireplace/wood burning stove, separate dining/public room and breakfasting kitchen all have French doors leading out to the garden. There is a downstairs WC and a utility room which leads to the double integral garage.

The upper floor is accessed via a well-lit stairwell to the upper hall with three bedrooms and a family bathroom off. All bedrooms can easily accommodate king sized beds and have plenty of wardrobe space with bedroom two also having an en-suite. The fabulous master bedroom will have a dressing area, en-suite, “cathedral” vaulted ceiling and French doors to a “Juliet” balcony.



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- Panoramic views to Cheviot hills
- Public rooms directly accessible to the garden
- Master bedroom with vaulted ceiling, “Juliet” balcony and walk in wardrobe
- Double integral garage
- Accommodation of approximately 162 sq ms or 1745 sq ft

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The Stewart: Plot 4

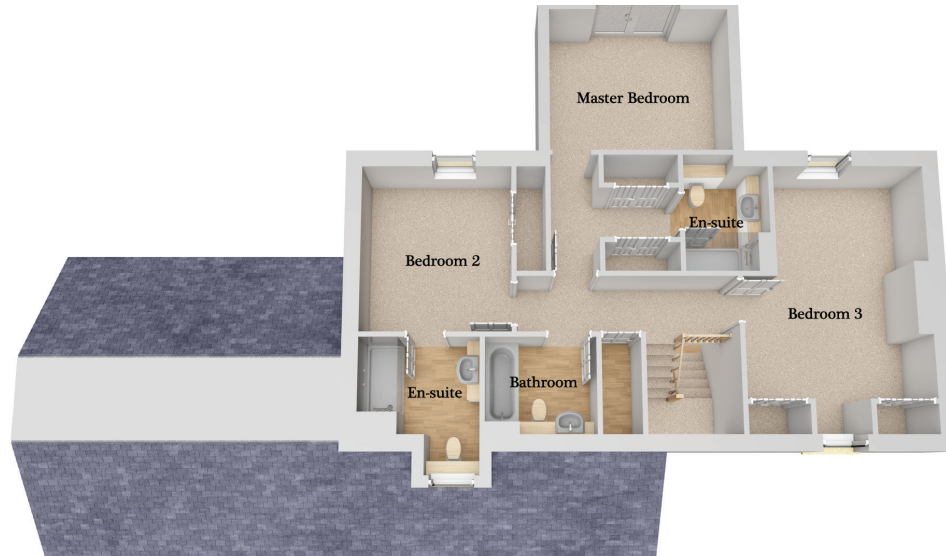
Ground Floor

Vestibule:	2.60 x 1.70m
Hall:	3.80 x 2.80m
Lounge:	3.80 x 5.50m
Dining:	3.80 x 4.20m
Kitchen:	3.80 x 5.60m
Utility:	1.90 x 1.80m
WC:	1.90 x 2.80m



First Floor

Bedroom 1:	3.80 x 3.10m
Dressing:	1.50 x 2.50m
Ensuite 2:	1.50 x 2.50m
Bedroom 2:	3.10 x 3.50m
Ensuite 2:	2.40 x 2.80m
Bedroom 3:	3.80 x 4.80m
Double garage:	6.00 x 5.50m



The Bruce: Plot 5

(See Site Plan for location)

The ground floor of this stunning home includes entrance hall with large reception hall beyond. The lounge, which has an optional open fireplace/wood burning stove, has French doors leading out to the garden as does the kitchen/dining/family room. The double integral garage is accessible from the kitchen and includes a utility/laundry area. The ground floor also includes a further room which could be used as a study, dining room or bedroom. The upper floor has four bedrooms and a family bathroom. All of the bedrooms can easily accommodate king sized beds and both the master bedroom and bedroom two have walk in wardrobes and en-suites. The master bedroom has the unique feature of a vaulted ceiling and French doors to a “Juliet” balcony.

The large garden has uninterrupted panoramic views and a double garage.

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- Panoramic views to the Cheviots
- Public rooms accessing south facing garden
- Cavernous kitchen/dining/family room
- Master bedroom with vaulted ceiling, “Juliet” balcony and walk in wardrobe
- Accommodation of approximately 200 sq ms or 2150 sq ft

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The Bruce: Plot 5

Ground floor

Porch:	1.70 x 2.00m
Kitchen/Dining:	4.00 x 8.20m
Lounge:	4.50 x 5.70m
Bedroom 5:	4.50 x 3.50m
Shower:	2.00 x 2.00m
Double Garage:	6.60 x 6.00m



First floor

Bedroom 1:	4.00 x 4.20m
Wardrobe 1:	2.00 x 2.00m
Ensuite 1:	2.00 x 2.20m
Bedroom 2:	4.00 x 4.00m
Wardrobe 2:	2.00 x 2.20m
Ensuite 2:	2.30 x 1.70m
Bedroom 3:	3.30 x 3.00m
Wardrobe 3:	1.60 x 1.70m
Bedroom 4:	3.30 x 3.20m
Bathroom:	2.40 x 3.20m

