3 ORCHARD STREET, HAWICK TD9 9JJ
THREE BEDROOM, SEMI-DETACHED VICTORIAN HOUSE

EPC: E
OFFERS AROUND £180,000
An impressive three-bedroom, semi-detached Victorian house situated in an elevated position with front and rear gardens, integrated garage and lovely outlooks over the town.

LOCATION: Ideally located on a rarely available quiet street in a lovely residential area of Hawick, just a short distance from the town centre and all other facilities with the benefit of the countryside on the door step. Drumlanrig Primary, Trinity Primary and Hawick High School are only a short walk away, offering a high degree of primary and secondary education. Hawick boasts a variety of shops and recreational pursuits such as an 18-hole golf course with popular Clubhouse, rugby, countryside walks and fishing, as well as the award-winning Wilton Lodge Park with its various amenities. The wonderful Heritage Hub and Tower Mill with its cinema, theatre and popular cafés are also close by. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

DESCRIPTION: Double gates lead up the driveway with a path leading to the front door, which opens into a small vestibule. A half-glazed door leads into the hallway with a door off to the lounge, a further half-glazed door leading into the rear hallway and a staircase leading to the upper floor. The lounge is an impressive room, spacious and full of character with ornate cornicing and wonderful ceiling rose, large bay window to the front providing views to the garden and the Millers Knowes, and a gas fire with stone backing and hearth. From the rear hallway, there are doors off to the sitting room, bathroom and rear garden as well as an inset storage space with hanging rail, built-in cupboard with shelves and large under stair cupboard providing excellent storage. The sitting room is bright, modern and newly carpeted, featuring a wall mounted gas fire with windows to the side and rear overlooking the garden. There is a door leading to the kitchen, which comprises a range of wall and base units with worktop over, a free-standing gas oven and hob and space for an under counter fridge freezer. There is a wall mounted Alpha boiler and lovely wooden panelling to one side. The bathroom is located to the rear of the house and is fitted with a bath with shelved alcove, wc and wash hand basin with a glazed window to the side and a duel fuel heated towel rail. The staircase features a remarkable wooden balastrade which adds a wonderfully pleasing aspect to the house and leads to a half landing with a walk-in cupboard with skylight and shelving, providing a great storage opportunity. Stairs lead to the upper landing with doors off to all bedrooms and a hatch providing access to the loft. Bedroom one is a very spacious double room with a bay window to the front providing stunning views over the town and Millars Knowes. Bedroom two is also a large double, with a window to the rear overlooking the garden allowing for lots of natural light. Bedroom three is a compact room with skylight and would make an excellent nursery or office space. The property may benefit from a degree of modernisation and has masses of potential, providing a wonderful opportunity for first time buyers and families alike.

ROOM SIZES:
- Lounge: 4.96m x 4.08m
- Sitting Room: 4.06m x 3.76m
- Kitchen: 2.66m x 2.61m
- Bedroom One: 4.14m x 3.78m
- Bedroom Two: 4.25m x 3.78m
- Bedroom Three: 2.50m x 2.02m
- Bathroom: 2.15m x 1.98m

OUTSIDE: There is an attractive lawn area with flowing plants to the front, bordered by a hedge to one side and the driveway to the other, with private parking provided by the integrated garage as well as parking for two vehicles on the driveway. A pathway leads around the side of the house to the secluded South-facing rear garden, which has a paved area ideal for al fresco dining which receives sunshine throughout the day. There is a greenhouse and rockery area, with a garden shed and adjoining utility room with power, light, double Belfast sink, plumbing and space for a washing machine as well as a tumble dryer.

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. The wardrobes in Bedroom Two are also included in the sale.

SERVICES: Mains water, drains, gas & electricity. GCH. DG. *The central heating system, boiler, gas fire and radiators were all renewed as of September 2018*

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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Ground Floor

First Floor

- Bedroom
- Box Room
- Dn
- Hall
- Up
- Vestibule
- Kitchen
- Dining Room
- Lounge