4-2 TEVIOT ROAD, HAWICK TD9 9DN

FOUR BEDROOM TERRACED FAMILY HOME WITH GARDEN AND GARAGE

EPC: D
OFFERS AROUND £135,000
A spacious four-bedroom terraced family home in a convenient central location, presented to the market in good decorative order with a private garden and garage.

LOCATION: Ideally located just a few minutes’ walk to Hawick’s main High Street, the property is well placed for access to all local amenities, including Sainsbury’s supermarket, bus depot and a multitude of shops. Hawick is the largest of the Border towns, and provides an excellent variety of leisure and shopping facilities and is famous for its rugby, Common Riding and carnshe trade, and is conveniently placed for easy access to all major routes both north and south bound. There are regular public transport links, and Drumlanrig Primary School and Tilts Primary School close by as well as Hawick High School, both offering an excellent degree of primary and secondary education. The surrounding area and countryside are renowned for its scenic beauty, steeped in history and tradition, and the area is also ideal for those who enjoy outdoor pursuits such as walking, cycling, horse riding and golf.

DESCRIPTION: The property is entered via the front door which opens into a small vestibule with a staircase leading to the first floor, with a glazed door leading into the hallway with doors off to the lounge, three bedrooms, bathroom, utility room and shower room. The lounge is extremely spacious and tastefully decorated with a large window to the front allowing for lovely views, an alcove to one side and a door leading to the kitchen. There is a modern electric fire providing a focal point in the room, as well as ample room for a dining table and chairs. A wooden sliding door opens into the kitchen which is fitted with a good range of wall and base units with worktop over, an integrated electric hob and oven, integrated fridge/freezer and a dishwasher all included in the sale, with a black composite sink with drainer and taps and a window to the rear. The family bathroom is contemporary and fitted with a three-piece suite of bath with wonderful rainfall effect shower, wc with concealed cistern and wash hand basin with vanity unit under, as well as a chrome heated towel rail and glazed window to the rear. Three of the bedrooms are accessed from the main hallway, the master bedroom is a very spacious and bright double room with window to the side overlooking the river Teviot and an alcove giving added character to the room. Bedroom two is another large double room with a window to the side, benefitting from built-in wardrobes with excellent storage space and a shelved alcove to one side. Bedroom three is a generous single room with a window to the side and would make an excellent study or nursery. The utility room is a very useful room with the advantage of a drying line and washing machine. The house also benefits from a separate shower room comprising shower cubicle with electric shower, wc and wash hand basin, with a glazed window to the rear. A carpeted flight of stairs from the hallway leads to a half-landing with a large storage cupboard and office, ideal for privacy. A further few stairs leads to bedroom four, which is a large double room with a window to the front allowing for tremendous views over the town and river Teviot.

OUTSIDE: There is an area of private garden to the front, bordered by hedges and flower trellises and mainly laid to lawn with a small paved area, ideal for alfresco dining and entertaining. To the side of the garden, private parking for two vehicles is provided and there is a single garage with a pit further up. There is also an integrated workshop/storage room to the side of the property which could be used for a multitude of purposes and is a wonderful asset to the property.

COUNCIL TAX BAND: B. EPC: D.

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings.

SERVICES: Mains water, drainage, gas and electricity. Gas central heating and double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

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.

Illustration for identification purposes only. Measurements are approximate. Not to scale. floorplansuktech.com © (ID509694)