41 WEE NSLAND PARK, HAWICK TD9 9RR

TWO BEDROOM, UPPER QUARTER VILLA WITH PRIVATE PARKING AND GARDEN

OFFERS AROUND £79,000
EPC:C
A well-presented two-bedroom, upper quarter villa which has been recently refurbished and is in walk-in condition, with easily maintained garden to the rear and with the benefit of a garage and off-road parking.

LOCATION: Ideally located in an ever-popular residential area within walking distance but also on a good bus route to the town centre and all other facilities with the benefit of the countryside on the door step. Trinity Primary School and Hawick High School are within walking distance 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, offering bar and restaurant amenities, rugby, tennis, horse riding, countryside walks and fishing, as well as the award-winning Wilton Lodge Park. There is also a newsagent in the immediate area as well as a bus stop serving the town. 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: The property is entered via a front door with stained glass panels giving access to a carpeted staircase with window to the side, leading to upper landing and a 15-pane glass door into the hallway from which most rooms are accessed. There is a hatch giving access to the attic, providing additional storage space. The lounge is a well-proportioned room with lovely modern décor, a large window to the front and two alcoves with glass display shelves and cupboards below. From the lounge, a door leads into the kitchen which has a window to the rear overlooking the garden area and has been nicely fitted with a good range of modern wall and floor units with worktop over, an integrated electric oven with ceramic hob, integrated fridge/freezer, washing machine and two large storage cupboards, one of which also houses the central heating boiler. Bedroom one is a spacious double with a window to the rear overlooking the garden and has fitted wardrobes with louvre doors. Bedroom two is another double bedroom with a window to the front, a walk-in cupboard and additional free-standing wardrobes. The bathroom has a window to the rear and is fitted with a white suite comprising a bath with electric shower over, hand wash basin and wc and has a mirrored bathroom cabinet. The property has been recently refurbished and is immaculately presented throughout, creating an excellent opportunity for the first-time buyer and retiree alike.

ROOM SIZES:
Lounge: 4.58m x 3.60m
Kitchen: 3:37m x 2.86m
Bedroom One: 3.68m x 3.71m
Bedroom Two: 2.71m x 2.66m
Bathroom: 2.31m x 1.49m

OUTSIDE: There is a paved driveway leading to a garage at the side of the property providing valuable off-road parking and an easily maintained area of private garden to the rear which is mostly laid to lawn and with two garden sheds.

EPC:C  COUNCIL TAX BAND:A.

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

SERVICES: Mains water, drains, gas & electricity. Gas central heating. 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.


FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

Approximate Gross Internal Area = 65 sq m / 700 sq ft