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27 PATERSON GARDENS, HAWICK TD9 0DT
FOUR BEDROOM, DETACHED HOUSE WITHIN POPULAR, MODERN DEVELOPMENT

EPC C:
OFFERS AROUND £290,000

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An impressive and well-presented four-bedroom, detached house set in a generous plot within a popular, modern development with direct access to the Vertish Hill golf course. Properties in this location tend not to come up very often and early viewing is recommended to avoid disappointment.

The front door leads into a spacious hallway with doors off to the lounge, kitchen, dining room, WC and staircase leading to the upper floor. The lounge is a cosy and inviting room, tastefully decorated with a feature wall and a bay window to the front. Glass-panelled double doors lead through to a separate dining room, which again is a gorgeous, cosy room with a window to the rear, kamdean flooring and a door leading to the dining kitchen. The delightfully bright kitchen is a lovely room with sage green wall and base units with timber worktop and tiled back splash, stainless-steel sink, tap and drainer with window above to the rear garden. Integrated electric oven and under counter fridge and freezer, gas hob and stainless-steel extractor above. Sliding patio doors leading out to the rear garden area. The utility room is set to the rear and has units with worktop over, a hand wash basin, plumbing for a washing machine and tumble dryer, a window and a door leading to the rear garden. On the upper floor, the master bedroom with en-suite shower room, three further bedrooms and the family bathroom are located. The master bedroom is a generous double in neutral decor with a window to the front and built-in wardrobes. This room benefits from an en-suite comprising shower cubicle with mains shower, WC and wash hand basin. The further two double bedrooms are spacious and bright, with bedroom two also benefitting from built-in wardrobes. There is also a fourth bedroom currently used as a home office. The bathroom is contemporary and stylish with a three-piece suite comprising bath, with mains shower above, WC, wash hand basin with vanity unit under.

There is an integrated single garage to the front of the house with a monobloc driveway providing further off-street parking if so desired. A pathway leads around the side of the property leading to the attractive garden which has a lovely patio area with space for table and chairs, ideal for barbeques and al fresco dining and another patio area. The remainder of the garden is laid to lawn and bounded by timber fencing.

Paterson Gardens is located within in a highly sought-after residential area in the popular West End of Hawick- a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge: 5.35m x 3.50m
Kitchen: 5.25m x 2.65m
Utility Room: 1.85m x 1.70m
Dining Room: 3.95m x 2.85m
WC: 1.95m x 0.85m
Master Bedroom: 4.90m x 3.45m
En-Suite: 2.05m x 1.90m
Bedroom 2: 3.70m x 3.45m
Bedroom 3: 4.50m x 2.55m
Bedroom 4/Office: 3.10m x 2.45m
Bathroom: 2.55m x 2.15m

EPC: C COUNCIL TAX BAND: E

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

SERVICES: Mains water, drains, gas and electricity. Double glazing. Gas central heating.

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; 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. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk and www.onthemarket.com and www.propertywindow.com.

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.

