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2-4 WILTON HILL, HAWICK TD9 8BA

THREE BEDROOM, MAISONETTE SET IN A PRESTIGIOUS LOCATION

EPC:F
OFFERS AROUND £77,000

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2-4 Wilton Hill is a bright and traditional three-bedroom maisonette located within the second and third storeys of a period building with many original features and an abundance of character, such as high ceilings and cornicing. Set in a prestigious location close to the town centre and many local amenities, the property would make an excellent purchase for a family or those looking for convenient home close by to Wilton Primary School and the Leisure Centre.

The lower level of the property houses an extremely spacious sitting room with large bay window offering pleasant views and many period features with a stunning ceiling rose. A fyffe stone fireplace creates a warm focal point and the room is decorated in neutral tones. Accessed off the sitting room is bedroom three which could be used for a variety of purposes. To the rear of the property is the dining kitchen which has floor and wall mounted units in white and space for freestanding appliances. Also located on this lower level is the family shower room which is modern and well equipped with a three-piece suite and shower enclosure housing an electric shower.

Carpeted stairs lead up to the upper level where the a further two bedrooms can be found. The double master room is located to the front with a lovely bay window offering open views and there are built in wardrobes in here for additional storage. The second bedroom is also generous double, with magnificent views. There is also a generous single room, which would be ideal as a home office or nursery.

Externally, there is a well-kept shared garden with drying green, ideal for catching the sunshine throughout the day. There is also a coalhouse belonging to the property, which is the fourth one from the left. On-street parking can be found to the side of the property.

Wilton Hill is situated on the main road out of Hawick on the A7 in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is 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, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

ROOM SIZES:

Lounge: 5.90m x 3.95m
Kitchen: 4.85m x 3.55m
Bedroom Three: 2.55m x 1.95m
Shower Room: 3.50m x 1.05m
Bedroom One: 4.75m x 3.95m
Bedroom Two: 3.85m x 3.35m
Study: 2.60m x 1.95m

EPC:F **COUNCIL TAX BAND:**A

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

SERVICES: Mains water, gas, drains and electricity. Electric night storage heaters 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. 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.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.

