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33A SOUTH HERMITAGE STREET, NEWCASTLETON, TD9 0QE
THREE BEDROOM MID TERRACED HOUSE WITH GARDEN

EPC RATING E
OFFERS AROUND £160,000

33A SOUTH HERMITAGE STREET, NEWCASTLETON

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Well presented mid terraced family dwelling house located in the quaint village of Newcastleton. Offered for sale in excellent decorative order, the property has been modernised in recent years and has a stylish dining kitchen and well appointed family bathroom. There are three bedrooms and a low maintenance enclosed rear garden.

Accessed from the front, a door leads into the hallway with access through to the lounge and carpeted stairs up to the upper landing. The lounge is located to the front and has a multi fuel stove as a striking focal point with brick surround. Neutral decor and light timber effect flooring are pleasing features and there is a glazed door through to the dining kitchen. The kitchen has a range of floor and wall units in gloss cream with double electric oven and four ring electric hob. There is a one a half bowl composite sink and drainer and walk in storage cupboard housing the fridge freezer. Ample space for dining table and chairs. The utility room is located off the kitchen and overlooks the rear garden. This is a useful additional facility with space and plumbing for various white goods and a walk in cupboard/coalshed and there is a door out to the rear garden.

Carpeted stairs lead up to the first floor landing where the bathroom and three bedrooms are located. There are two generous double bedrooms (one with twin built in wardrobes) and the third bedroom is a freshly decorated single room. The bathroom comprises of a three piece white suite of bath, wash hand basin and WC. There is a shower run off the boiler and glazed shower screen located over the bath and built in vanity furniture.

Externally the property benefits from an enclosed rear garden mainly chipped and paved with rotary clothes drying facilities. The oil tank is located in the rear garden.

The property is located within Newcastleton, a small village enjoying an active community life and offering a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hermitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

ROOM SIZES:

Lounge 5.09 x 5.62
Kitchen 3.85 x 3.62
Utility Room 3.00 x 1.84
Master Bedroom 4.08 x 5.00
Bedroom 2 3.27 x 3.24
Bedroom 3 3.16 x 2.33
Bathroom 2.21 x 2.10

EPC RATING: E COUNCIL TAX BAND: C

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

SERVICES: Mains drainage, electricity, oil 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. 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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, 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.

