



Geo. & Jas. Oliver W.S.

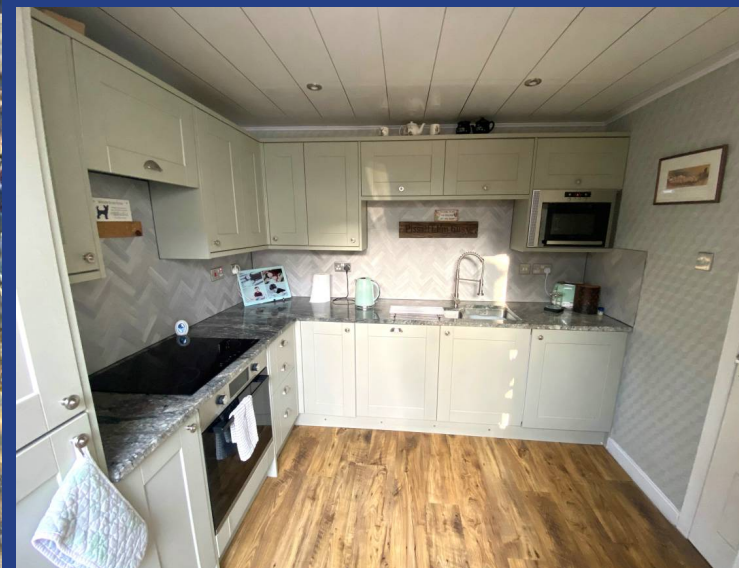
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16 TREVELYAN TERRACE, HAWICK, TD9 0AZ

TWO BEDROOM END TERRACED HOUSE WITH LOVELY VIEWS

EPC C
OFFERS AROUND £99,500

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Immaculately presented split level end terraced house set in an elevated position in the "West End" with lovely open views over the town. The property has two double bedrooms and a stylish shower room on the lower ground floor and on the ground level is the spacious lounge and dining kitchen. There is a private outhouse with power and there are front, side and rear gardens and excellent storage. Must be seen to fully appreciate.

The entrance hall on ground floor level provides access to both the sitting room and dining kitchen. Located to the front, the sitting room is a bright room with stunning views and has timber effect flooring and neutral décor. There is a storage cupboard in here and the main focal point is the electric stove. The kitchen, which has been extended in recent years to offer dining space, has a range of shaker style units in sage green with ample workspace and grey splashbacks. There is an integrated fridge freezer, cooker with electric hob, washing machine and dishwasher. From here there is access through to the dining room/sun room which overlooks the front garden and has ample space for a table and chairs.

The lower landing is accessed via a carpeted stair from the hallway and it provides access to the shower room and two double bedrooms. There are two cupboards on this landing one housing the electric meter. The shower room, which was refurbished around 2 years ago, benefits from a walk in shower enclosure with chrome shower run off the boiler, wash hand basin and WC. There is a chrome heated towel rail and vinyl flooring. The master bedroom is a generous double room with built in wardrobes and double glazed French doors out to a small veranda and to the rear garden. The second bedroom is also a double room and has pleasant views out to the back.

To the front of the property there is an area of garden ground with artificial grass and to the side is a patio with gate access around to the rear and clothes drying facilities. The rear garden has two timber sheds and has additional artificial grass making it very low maintenance. The private outhouse adjacent to the front door has power and could be used for a variety of purposes such as a bar if so desired.

Trevelyan Terrace is located in the highly sought-after West End area of Hawick, close to the award-winning 18-hole Vertish Golf Course. Hawick boasts a variety of shops, supermarkets and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an excellent corner shop within the area as well as a bus stop serving the town. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The Motte Park and also the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

ROOM SIZES:

Lounge: 4.10 x 6.34
Kitchen: 2.81 x 2.58
Dining Area: 2.71 x 2.39
Bedroom One: 3.20 x 4.00
Bedroom Two: 3.89 x 3.00
Shower Room: 2.08 x 1.65

EPC: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all carpets, light and bathroom fittings and integrated appliances

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. 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.

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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.

