



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjolicover.co.uk

www.gandjolicover.co.uk



See all our properties at
[OnTheMarket.com](https://www.onthemarket.com)



HINDHOPE, LEABURN DRIVE, HAWICK, TD9 9NZ
THREE BEDROOM DETACHED BUNGALOW WITH GARAGE

EPC E
OFFERS AROUND £240,000

HINDHOPE, LEABURN DRIVE, HAWICK, TD9 9NZ

OFFERS AROUND £240,000



Hindhope forms a delightful detached three bedroom bungalow set in an elevated part of town in a cul de sac serving just three properties. With envious views to the front over the town, the property boasts a well kept front and rear garden with vegetable patch and single car garage. Internally, the decor is bright and neutral and there is a large attic space also.

Entered from the front door, the vestibule leads into the entrance hall providing access to the majority of the accommodation and has two storage cupboards and access to the large loft via a pull down ladder. The bright and spacious lounge is situated to the front with double glazed bay window overlooking the front garden. This room is decorated in neutral tones and has a living flame gas fire. From here a door leads through to the breakfasting kitchen which has a range of timber floor and wall units with timber effect flooring and a window overlooking the rear garden. There is space for a washing machine, single bowl sink with mixer tap and space for a cooker and fridge freezer. The floor mounted gas boiler is also located in here. From the kitchen, there is access to a delightful rear porch situated to the side and rear gardens offering a pleasant outlook.

There are three bedrooms within the property. The master is a delightful sunny room with double glazed bay window to the front and the remaining two are both smaller doubles (one with built in storage cupboard) Located to the rear is the shower room which has a walk in enclosure with electric shower and wash hand basin. The WC is located in small room adjacent.

Externally, the rear garden is laid mainly to lawn with two outhouses for storage and a variety of mature bushes and shrubs and clothes drying facilities. There is a pleasant patio area and a single car garage To the front steps leads down to the garden which is laid mainly to lawn with pleasant views and bounded by timber fencing.

Leaburn Drive is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town 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. Hawick 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: 4.28 x 6.00
Kitchen: 3.29 x 2.94
Shower Room: 2.08 x 2.03
WC: 1.33 x 1.35
Bedroom One: 3.97 x 4.00
Bedroom Two: 3.66 x 2.85
Bedroom Three: 3.57 x 3.04
Porch: 2.94 x 1.32

Council Tax Band: D EPC: E

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

SERVICES: Mains water, drains, gas and electricity. Gas 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.

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

