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**11 BAILLEUL GROVE, HAWICK TD9 9PP**  
**DETACHED FOUR BEDROOM HOUSE WITH GARAGE**

**EPC C**  
**OFFERS AROUND £235,000**

# 11 BAILLEUL GROVE, HAWICK TD9 9PP

## OFFERS AROUND £235,000



Early viewing is highly recommended of this spacious detached dwelling house located in a quiet cul-de-sac with private drive and garage. Offered for sale in excellent decorative order with four double bedrooms (master en suite.) To the rear of the property is an enclosed well-maintained paved garden.

Entered from the front door, the entrance hall provides a staircase to the first-floor level where the bathroom, four bedrooms and en suite are located and has a useful storage cupboard housing the boiler. The welcoming lounge is situated to the front with a door through to the dining kitchen and is immaculately presented in neutral tones and carpet flooring. The good-sized dining kitchen overlooks the back garden and has patio doors out. There is a range of floor and wall units in striking duck egg blue neutral coloured worktops. Space for a washing machine, integrated cooker and hob and integrated fridge freezer. There is sink located beneath a window to the rear and ample space for a dining table and chairs.

From the upper landing are the four double bedrooms (master ensuite) and the family bathroom. There is also a useful cupboard on the landing housing the boiler. All four bedrooms are well proportioned, beautifully decorated and three of them have built in wardrobes for storage with timber doors. The en suite shower room from the master bedroom comprises a three piece suite of shower enclosure with chrome shower, wash hand basin and WC and there is built in storage in here. The main family bathroom comprises a three-piece suite of wash hand basin, WC and bath.

Externally, this lovely property has a monoblocked driveway and an integrated garage. There is a door from the rear garden into the back of the garage which could be used as a handy workshop and has a range of timber units and currently houses additional white goods. The rear garden is mainly paved and has clothes drying facilities.

Bailleul Grove 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: 4.07 x 4.39  
Dining Kitchen: 2.76 x 5.40  
Bedroom One: 3.66 x 3.52  
En Suite: 2.60 x 2.32  
Bedroom Two: 3.76 x 2.80  
Bedroom Three: 2.65 x 4.04  
Bedroom Four: 3.38 x 2.93  
Bathroom: 1.84 x 2.16

**Council Tax Band: D EPC: C**

**FIXTURES AND FITTINGS:** The sale shall include all carpets, blinds, light and bathroom fittings and integrated appliances. Some curtains may also be included.

**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](http://www.gandjoliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.

