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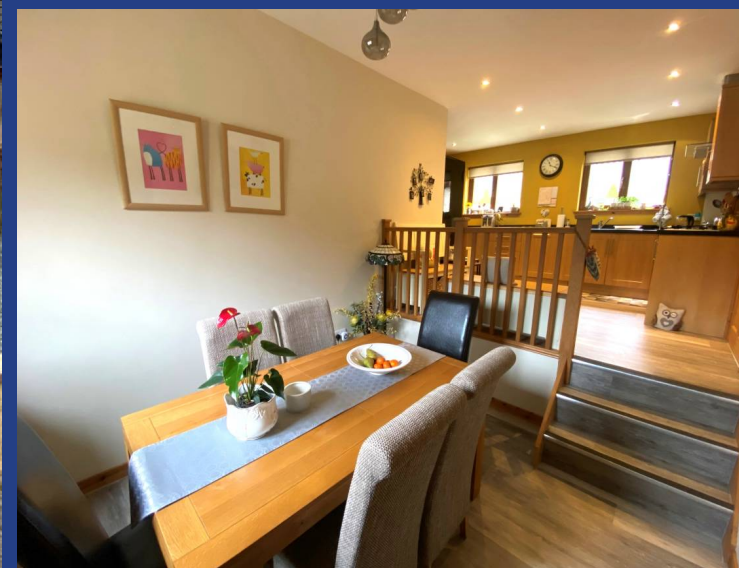


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**2 HISLOP GARDENS, HAWICK, TD9 8PQ**  
**STUNNING DETACHED FIVE BEDROOM HOUSE**

**EPC C**  
**OFFERS AROUND £330,000**

## 2 HISLOP GARDENS, HAWICK, TD9 8PQ OFFERS AROUND £330,000



This stunning five bedroom detached property is set in an elevated position on the outskirts of the town with a delightful enclosed low maintenance garden with patio and artificial grass. Offering a prospective purchaser extremely spacious and versatile living space, this dwelling house would suit both larger families and those looking to work from home. Offered for sale in excellent decorative order with an abundance of storage facilities, drive and integrated single car garage.

Entered from the front into a small vestibule, there is a large storage cupboard currently used as a small home office. The split level hallway provides access to the ground floor accommodation and has various storage cupboards which are extremely useful (one under the stairs being very spacious). The Sitting Room is a spacious and bright room located to the front with ample light from the large picture window and coming to ceiling adding some pleasing character. There is solid wood flooring in here and a timber fire surround with inset electric fire makes a pleasant focal point. Also located on the ground floor is the dining room which has steps up to the kitchen situated to the rear and has a good range of floor and wall units in oak with timber effect flooring and ample black worksurfaces. There is a one a half bowl stainless steel sink and drainer and integrated dishwasher. Space for a fridge freezer, double electric oven and there is a five ring gas hob (LPG) The utility room has a sink and space for additional white goods and there is a door from here to the back garden and single car garage with mezzanine level for storage. The Living Room is a cosy and welcoming room to the rear with French doors to the back garden allowing ample natural light. There is carpet flooring and an electric log effect stove. Also situated on ground floor is a large double bedroom with carpet flooring and two sets of built in wardrobes for storage, and a three piece shower room with walk in shower enclosure, WC and wash hand basin.

A carpeted staircase leads to the first floor. There are three double bedrooms all with built in storage cupboards with the master bedroom benefitting from a well appointed three piece en suite shower room. The smaller fourth bedroom on the first floor is a single sized room and would make a perfect home study or snug. The family bathroom is a good sized space with practical laminate flooring and a three piece white suite of bath with shower located over, wash hand basin and WC.

Externally to the property is a monoblocked drive with parking for two cars. The front garden is chipped for ease of upkeep and the rear garden has been landscaped with areas of decking laid with artificial turf.

Situated on the edge of the town close to the A7, this superb development is set in an elevated position and in a highly sought-after residential area providing spectacular views. The property has the benefit of the countryside on the door step, yet is less than one mile to the town centre. There is a regular bus service to and from the town centre, and also

a play park situated opposite the entrance into the development, ideal for younger children. Wilton and Stirches Primary Schools and Hawick High School are only a short walk away, offering a high degree of education. Hawick boasts a variety of shops and recreational pursuits such as an 18-hole golf course with popular Clubhouse, rugby, tennis, horse riding, the award-winning Wilton Lodge Park and Heritage Hub with cinema and bar facilities. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

### ROOM SIZES:

Sitting Room 5.55 x 5.28	Master Bedroom 5.95 x 3.95
Dining Area 2.89 x 3.44	En Suite 2.30 x 2.45
Kitchen 3.66 x 4.32	Bathroom 2.06 x 2.74
Utility 1.91 x 2.38	Bedroom 2 4.02 x 4.05
Bedroom 4 5.28 x 2.92	Bedroom 3 3.95 x 3.75
Shower Room 3.06 x 2.07	Bedroom 5/Study 2.42 x 2.74
Living Room 4.15 x 6.90	

### EPC RATING: C COUNCIL TAX BAND: G

**FIXTURES AND FITTINGS:** The sale shall include all carpets, curtains, light and bathroom fittings. Other items may be available by separate negotiation.

**SERVICES:** Mains water, drainage and electricity. Double glazing. Oil fired central heating and LPG hob for cooking.

**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.5.

**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.

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