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60 TWIRLEES TERRACE, HAWICK TD9 9LP
TWO BEDROOM UPPER QUARTER HOUSE WITH REAR GARDEN

EPC C
OFFERS AROUND £99,500

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We are pleased to offer for sale this two bedroom upper quarter house with private mature garden to the rear, stunning open views over the town and ample on street parking. Ideal first time buy or down size opportunity. Well placed for dog walkers and countryside lovers due to its proximity to the Millers Knowes which can be access directly from a gate in the rear garden.

The property is entered from the side via a timber and glazed porch to the front door and has a carpeted staircase up to the first floor. Located to the front is the well proportioned sitting room with a stunning open view over the town which must be seen to appreciate. There is carpet flooring and a wall mounted electric fire suite. Also situated to the front is the master bedroom which is a bright and airy room decorated in neutral tones with a wide range of built in wardrobes offering an abundance of storage facilities. The second double bedroom is also very spacious with a deep built in cupboard and overlooks the rear garden and Millars Knowes. There is a well appointed three piece shower room with corner shower enclosure, wash hand basin with vanity storage and WC. Finally, the breakfasting kitchen is situated to the rear overlooking the mature private garden and has a range of timber floor and wall units in a striking shade of green. There is an integrated oven and electric hob and a one and half bowl composite sink. There is space for an under counter fridge, freezer and washing machine (all included in the sale) A glazed timber door provides access to the rear garden.

Externally, the property boasts a well maintained mature rear garden with a variety of plants and bushes. There is an area of patio and lawn, clothes drying facilities and an outhouse located beneath the external steps.

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

ROOM SIZES

Lounge: 4.42 x 5.08
Kitchen: 4.02 x 3.13
Bedroom One: 3.91 x 4.67
Bedroom Two: 3.48 x 3.68
Shower Room: 2.33 x 1.77

EPC: C COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: The sale shall include all carpets, light and bathroom fittings. White goods also included in the sale (no warranties)

SERVICES: Mains water, drainage 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.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.

