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6 BEACONSFIELD TERRACE, HAWICK, TD9 0HS
FOUR BEDROOM TOWNHOUSE IN THE WEST END

EPC E
OFFERS AROUND £179,995

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Deceptively spacious mid terraced three story town house offered for sale in good decorative order ideally placed for a short walk to the town centre and both Hawick High School and Drumlanrig Primary School. Benefitting from two public rooms and four generous double bedrooms, the property is ideal for a large family and/or working from home. There is a well kept low maintenance garden to the rear and ample on street parking.

Located on the lower level of the property is the sitting room, dining room and kitchen. The welcoming hallway is decorated in neutral and has carpeted stairs to the upper levels. The sitting room is a bright and spacious room with timber effect flooring and neutral decor. Double glazed bay window to the front and an inset living flame gas fire with cream surround offers a pleasing focal point. The dining room makes for a useful additional entertaining room and is situated overlooking the rear courtyard. Ample space for a dining table and chairs. The kitchen is located to the rear and has a range of cream floor and wall units and tiled splashbacks. There is space for a fridge freezer, gas cooker, washing machine and dishwasher and the gas boiler is located in here. A UPVC door leads out to the back garden.

On the turn of the stairs there is the three piece family bathroom with WC, wash hand basin with vanity furniture for storage and bath with chrome shower located over. There is also a separate two piece cloakroom adjacent. The first floor provides access to two double bedrooms (the master being extremely bright and spacious) and the second floor has a further two double rooms one to the front and one to the rear.

Externally, the property has a paved rear courtyard and steps lead up to another paved area with gate access out to the rear.

Located in the popular West End of the town, Beaconsfield Terrace is a quiet residential area which has easy access to the town centre, a bus stop nearby as well as a local corner shop in the immediate area. Hawick High School and Drumlanrig Primary School are also a very short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick 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: 3.93 x 5.03
Dining Room 4.04 x 3.54
Kitchen: 3.03 x 2.95
Bathroom: 3.00 x 2.12
WC: 1.05 x 1.74
Bedroom One: 5.69 x 4.23
Bedroom Two: 3.82 x 3.52
Bedroom Three: 4.46 x 4.50
Bedroom Four: 3.47 x 3.71

EPC: E COUNCIL TAX BAND: C

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

SERVICES: Mains water, mains drainage, 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.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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