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**12 LONGCROFT CRESCENT, HAWICK, TD9 0BP**  
**TWO BEDROOM MID TERRACED HOUSE WITH DRIVE AND GARDEN**

**EPC C**  
**OFFERS OVER £125,000**

# 12 LONGCROFT CRESCENT, HAWICK, TD9 OBP

## OFFERS OVER £125,000



Immaculately presented mid terraced two bedroom family home located in the popular "West End" area of town a short walk to Drumlanrig Primary School. Benefits from private off street parking and well tended enclosed rear garden with timber shed. Internally there is a recently fitted dining kitchen with integrated appliances.

The front door leads into a small hallway with carpeted stairs to the first floor and provides access through to the lounge. The lounge is a bright room overlooking the front of the property with double glazed window out. There is a wall mounted electric fire and carpet flooring. Light neutral decor. From the lounge, a door leads through to the kitchen where there is a designated dining space and large understairs storage cupboard. The kitchen itself has a range of cream floor and wall mounted units with integrated fridge freezer, dishwasher, washing machine and double electric oven with gas hob. There is also a large handy pull out larder cupboard. There is a single bowl sink located beneath a window overlooking the rear garden and a back door out.

Located on the upper level are the two generous double bedrooms both presented in good order with carpet flooring. The master bedroom has a built in storage cupboard. There is also a well appointed three piece shower room with wash hand basin, WC and walk in shower enclosure with vanity furniture for storage.

The property benefits from a monoblocked driveway to the front offering useful off street parking and the rear garden is has a variety of decking, chipped area and lawn and houses a large timber garden shed. There is gate access to the rear out to a communal parking area also.

Longcroft Crescent is located in the highly sought-after West End area of Hawick, close to the award-winning 18-hole Vertish Golf Course. Hawick boasts a variety of shops, supermarkets and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an excellent corner shop within the area as well as a bus stop serving the town. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The Motte Park and also the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

### ROOM SIZES:

Lounge: 3.92 x 4.23  
Kitchen: 2.84 x 4.20 and 3.02 x 2.32  
Bedroom One: 4.00 x 3.98  
Bedroom Two: 4.62 x 3.21  
Shower Room: 2.45 x 1.63

**EPC:C COUNCIL TAX BAND:B**

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

**SERVICES:** Mains Water. Drains, 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.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) 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.

