



Geo. & Jas. Oliver W.S.

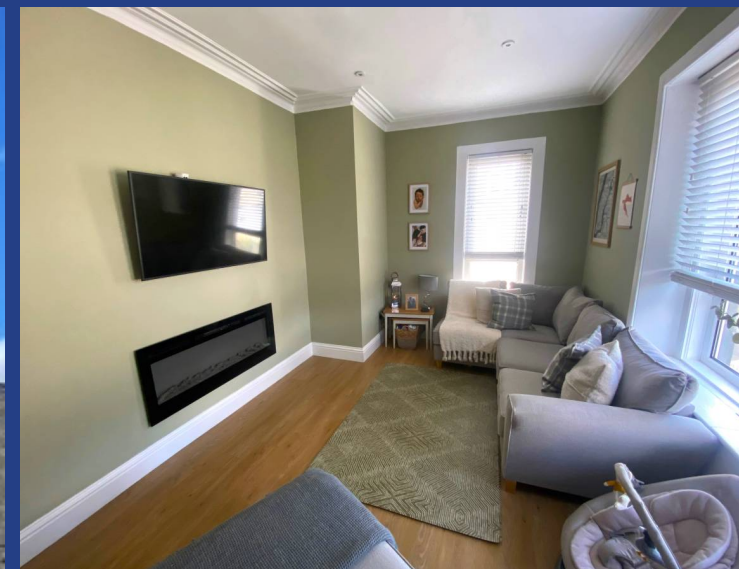
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7 GLADSTONE STREET, HAWICK, TD9 0HY
THREE BEDROOM TOWN HOUSE IN THE WEST END

EPC D
OFFERS AROUND £150,000

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A unique property spread over three levels, this immaculate town house located in the West End of town must be seen to fully appreciate. Benefitting from its own private parking and garage, the property has a private side garden with decking and is offered for sale in turn key condition in calming neutral tones. Ideally placed for both primary and secondary schooling.

Entered via street level with its own front door opening into a vestibule, the hallway provides access to the ground floor accommodation and has carpeted stairs leading to both the first floor and lower ground floor. The bright and spacious dining room is situated to the front with a double glazed window out. This room is decorated in pale grey with timber effect flooring and could be used for a variety of purposes. Also located to the front is the stylish and modern kitchen diner which has a range of grey gloss floor and wall units with marble effect worktops and ceiling spotlighting. There is an integrated dishwasher, fridge freezer and electric oven with matching hob and a single bowl sink and drainer. An integrated breakfast bar offers space for casual dining. The four piece bathroom has been recently renovated and comprises of a freestanding bath, walk in shower enclosure, wash hand basin and WC. Marble effect floor and wall tiling gives the bathroom a luxurious feel. Also located on the ground floor is the cosy lounge which is a double aspect room with double glazed windows to the side and rear. Decorated in a shade of sage green with timber effect flooring.

Carpeted stairs lead down to the lower ground floor where there is a door to the rear garden and large outhouse for storage. The office which is situated down here is a useful additional facility for those working from home and has carpet flooring and timber panelling in navy. The utility room is a well equipped area with tile effect flooring and space for a washing machine and tumble drier. There is a sink in here and wooden storage units. A timber door leads to an extremely large storage cupboard.

Located on the first floor are two spacious double bedrooms both decorated in neutral tones. The master bedroom has a range if built in wardrobe with mirrored sliding doors.

Externally the property has a private off street parking space and single car garage. The side garden is mainly laid to lawn and has an area of decking and clothes drying facilities.

Located in the popular West End of the town, Gladstone Street 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 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: 4.80 x 3.21
Dining Room: 4.56 x 2.97
Kitchen Diner: 4.60 x 2.97
Bedroom One: 4.80 x 4.24
Bedroom Two: 4.57 x 1.88 and 3.00 x 3.21
Bathroom: 2.64 x 2.73
Office: 2.60 x 1.96
Utility: 2.88 x 2.89

EPC: D COUNCIL TAX BAND: B

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, WS.

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 WS., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

