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GREENALL COTTAGE, ST MARGARET'S DRIVE, HAWICK, TD9 0JE
THREE BEDROOM HOUSE WITH PARKING AND GARDEN

EPC E
OFFERS OVER £260,000

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Viewing is highly recommended to appreciate this spacious and interesting three bedroom dwelling house located in a desirable location of town with a delightful enclosed garden and summer house. Benefitting from versatile living accommodation, the property has extremely spacious rooms and high ceilings and would be an ideal family home.

The front door leads in to the small porch which provides access to the hallway which is decorated in a shade of striking red with timber flooring. Carpeted steps lead up to the bright sitting room which has a stunning timber fireplace with gas stove set up upon and access through to the conservatory with views over the garden. There is an archway from the hallway to a bright and welcoming dining room ideal for entertaining. The dining kitchen is situated to the rear of the property and has range of white floor and wall units with space for cooker, under counter fridge and dishwasher. There is a one and half bowl stainless steel sink and drainer and ample space for a small table and chairs. Located off the kitchen is a handy utility space for additional white goods if so desired.

There are three generously sized double bedrooms in the property (the master being especially roomy) Two of the bedrooms have built in wardrobes for storage and the master bedroom has a three piece en suite shower room decorated in blue. There is also a tiled family bathroom with bath, wash hand basin and WC and one of the bedrooms has a separate stand alone shower.

Externally to the property is private off street parking and a boiler house and shed offering additional outside storage space. To the front is a well kept low maintenance garden with various mature plants and shrubs and there is timber summer house.

St Margaret's Drive is located in the popular West End of Hawick- a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops 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 area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge: 3.76 x 7.78
Dining Room: 5.85 x 3.66
Conservatory: 3.71 x 3.09
Kitchen: 3.42 x 4.61
Utility Room: 1.54 x 2.46
Master Bedroom: 3.80 x 6.39
En-Suite: 3.57 x 2.50
Bedroom 2: 3.47 x 3.24
Bedroom 3: 2.59 x 3.38
Bathroom: 2.57 x 2.01

EPC: E COUNCIL TAX BAND: D

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

SERVICES: Mains water, drains, gas and electricity. Double glazing. Oil fired central heating and gas stove.

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.

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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.

