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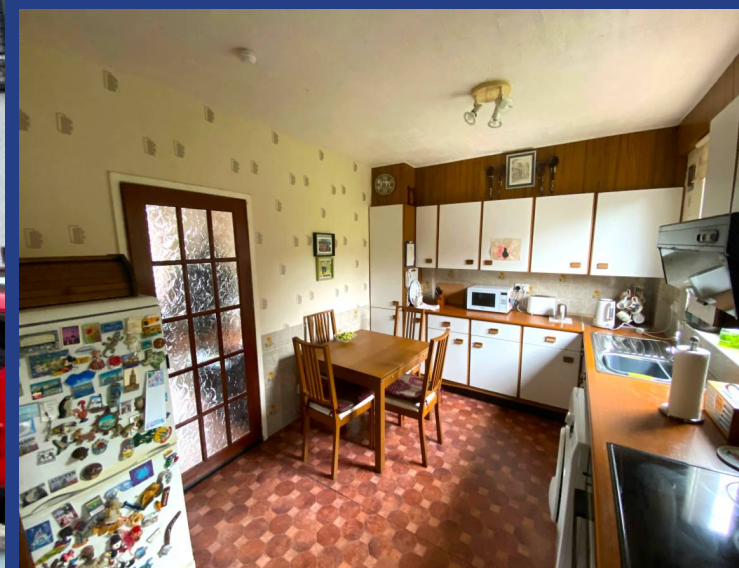


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**14 ASHLOANING, DENHOLM, NR HAWICK, TD9 8NW**  
**THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN**

**EPC E**  
**OFFERS AROUND £170,000**

# 14 ASHLOANING, DENHOLM, NR HAWICK, TD9 8NW

## OFFERS AROUND £170,000



Set in the heart of the ever-popular village of Denholm, 14 Ashloaning forms a spacious semi detached three-bedroom dwelling house with front and rear gardens and lovely open views. There is off street parking to the front and a handy shed/utility area in the back garden. Electric storage heating is advantageous.

Internally on the ground floor are located the lounge, dining kitchen and a double bedroom. Situated to the front of the property is the well proportioned lounge which is decorated in a neutral tones with laminate flooring and windows to the front overlooking the front garden. The wall mounted electric fire makes a desirable warm main focal point. From the lounge, a timber and glazed door leads through to the kitchen diner to the rear. In the dining kitchen are a range of floor and wall units with tiled splashbacks and ample space for a dining table and chairs. Decorated in patterned wallpaper. There is space for a fridge freezer and washing machine and an integrated cooker and hob. From the kitchen a timber and glazed door leads out to the rear porch and garden. Also located on the ground floor is a double bedroom with built in wardrobe and window overlooking garden. On the first floor of the property are two further double bedrooms which are both comfortably proportioned with a built in wardrobes for storage. The master bedroom has pleasant views to the front and bedroom 2 is currently used as a spacious twin room and is situated to the rear. The four piece family bathroom comprises of a bath, wash hand basin, WC and separate shower enclosure.

Externally, the front garden is low maintenance with paved and chipped areas and an off street car parking space. The enclosed rear garden has a patio area with a freestanding workshop/utility. The remainder is laid to lawn with mature trees and shrubs and there are clothes drying facilities and a garden shed.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

### ROOM SIZES:

Lounge: 4.28 x 4.19

Kitchen: 4.36 x 3.00

Bedroom One: 4.05 x 3.16

Bedroom Two: 3.45 x 4.27

Bedroom Three: 3.67 x 3.81

Bathroom: 2.61 x 2.39

**APPROXIMATE JOURNEY TIMES:** Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

**SERVICES:** Mains water and electricity. Double glazing and electric storage heating.

**VIEWING:** Strictly by appointment with Geo & Jas Oliver WS.

**FIXTURES & FITTINGS:** Included in the sale are all carpets, floor coverings and bathroom and light fittings.

**HOME REPORT:** Available upon request.

**EPC:** E **COUNCIL TAX:** B

**VIEWING:** By appointment with Geo and 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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GROUND FLOOR



1ST FLOOR



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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