



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket™.com



4 CRAIK COTTAGES, CRAIK, NEAR HAWICK TD9 7PS
THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN

EPC F
OFFERS AROUND £150,000

4 CRAIK COTTAGES, CRAIK, NEAR HAWICK TD9 7PS

OFFERS AROUND £150,000



Early viewing comes recommended of this semi detached former forestry commission cottage which still retains a number of original features. Situated on the edge of Craik Forrest around 20 minutes drive from Hawick. The property is in need of some minor decorative cosmetic upgrades internally and benefits from recently installed double glazing, electric heating and generous and flat front and back gardens. Stunning views to the rear over the surrounding countryside must be seen to fully appreciate.

The property is entered from the front into a small vestibule which provides access to the hallway. From the hallway, a carpeted stair leads up to the first floor and there is access from the hallway to the lounge and bathroom. The bright and airy lounge overlooks the front garden and has stripped timber flooring and a delightful inset multifuel stove as a pleasing centre piece. A door from here leads through to the dining kitchen where there is ample space for a dining table and chairs and base units with space for a washing machine and electric cooker. Beneath the windows to the rear is a single bowl sink and there is a panty cupboard located in the kitchen also. A rear vestibule provides access to a large outhouse located within the back door. Also located on the ground floor is the three piece family bathroom which is decorated in neutral and has marble effect tiling around the bathing area.

The upper landing has a useful storage cupboard and access hatch to the roof space. The three double bedrooms are situated up here. All of the three bedrooms up here are bright and neutral and have built in storage cupboards.

To the front of the property there is a gated front garden laid mainly to lawn and a paved pathways leads around the side to the rear garden. The rear garden is also laid mainly to lawn and bounded by timber fencing with stunning open views over the countryside.

4 Craik Cottages is located around a twenty minute drive from Hawick surrounded by the stunning Borders Countryside. 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: 4.58 x 4.26
Kitchen: 4.25 x 2.52
Bedroom One: 4.26 x 3.04
Bedroom Two: 2.79 x 4.24
Bedroom Three: 3.23 x 3.12
Bathroom: 1.96 x 2.15

EPC: F

COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: The sale shall include all carpets, light and bathroom fittings. Other items of furniture may also be available and further enquiries should be made.

SERVICES: Private water, septic tank drainage (between 6 cottages) & electricity. 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 as well as www.rightmove.co.uk www.onthemarket.com and 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.



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.
Made with Metronix 5/2024