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79 WEENSLAND ROAD, HAWICK, TD9 9PJ

**GROUND FLOOR TWO BEDROOM HOUSE WITH GARDENS AND GARAGE**

**EPC C**  
**OFFERS OVER £99,995**

# 79 WEENSLAND ROAD, HAWICK, TD9 9PJ

## OFFERS OVER £99,995



Early viewing is recommended of this stunningly presented ground floor quarter house offered for sale in turn key order. Benefitting from double glazing, gas central heating and well tended front and rear gardens, the property also has well appointed and stylish kitchen and bathroom facilities. There is also the added advantage of a single car garage located over at Weensgate Drive.

Entered from the front, the vestibule leads through to the hallway where the majority of the accommodation can be accessed from and there is a large storage cupboard housing a freezer. The spacious lounge overlooks the front garden and is beautifully presented in a shade of striking green with carpet flooring and the main focal point of the room is the multi fuel stove. A glazed door leads through to the kitchen which is situated to the rear and has a door out to the back garden. The kitchen benefits from high gloss grey floor and wall units and has an integrated full size fridge, integrated oven and matching hob with extractor over. There is a single bowl sink and drainer and the boiler is housed in one of the cupboards.

Both bedrooms are double rooms and presented for sale in excellent order. The master bedroom also has a handy built in storage cupboard. The family bathroom offers a three piece white suite of bath, wash hand basin and WC with an electric shower located over the bath and there is newly laid vinyl flooring.

Externally to the property there is both a front and back garden. The front garden is mainly laid to lawn with mature shrubbed borders and the rear garden has a pleasant area of decking and lawn with a timber garden shed. Located across the road at Weensgate Drive is the single car garage.

Weensland Road is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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: 3.65 x 4.84  
Kitchen: 3.33 x 3.44  
Bathroom: 3.04 x 1.43  
Bedroom One: 3.79 x 3.68  
Bedroom Two: 2.69 x 3.77

**Council Tax Band:** A EPC: C

**FIXTURES AND FITTINGS:** The sale shall include all carpets and bathroom fittings. Please note the bedroom and hall light fittings shall be removed and replaced with standard pendulum fittings. The freezer in the hall cupboard is also included.

**SERVICES:** Mains water, drains, gas and electricity. Gas central heating and double glazing.

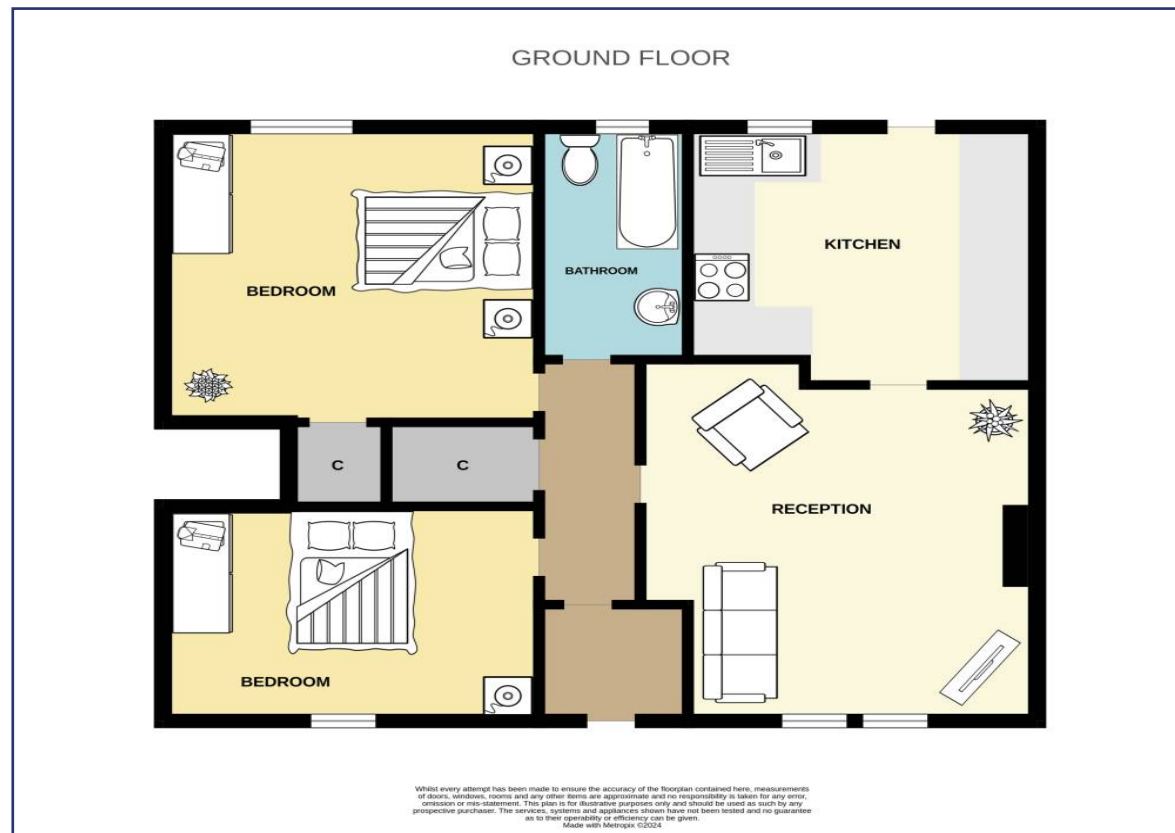
**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**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.

**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.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).



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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