



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk)

[www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)



See all our properties at  
[OnTheMarket.com](https://www.onthemarket.com)



**THE TOLL HOUSE, 26 LOAN, HAWICK, TD9 0AT**  
**TWO BEDROOM LINKED DETACHED HOUSE IN WEST END**

**EPC F**  
**OFFERS AROUND £65,000**

# THE TOLL HOUSE, 26 LOAN, HAWICK, TD9 0AT

## OFFERS AROUND £65,000



The Toll House offers a prospective purchaser the chance to acquire a little bit of Hawick history. This charming and quirky stone built house erected around 1850, is set in the heart of the West End and extends to approximately 101m<sup>2</sup>. In need of a degree of refurbishment internally, the property has a large coach house/garage adjacent ripe for conversion subject to the relevant planning permissions being obtained.

Within the front door, steps lead down to a spacious lounge with windows to the front overlooking the Loan and there is access from here through to the dining kitchen. The kitchen is situated to the rear of the property with windows to the side and rear and currently has a range of timber floor and wall units with space for white goods. Ample space for a dining table and chairs and from here there is a door which leads through to the stone built garage/coach house with timber steps up to a mezzanine level. This could make an ideal workshop for a local tradesman or alternatively be converted into further living accommodation subject to planning.

Turning stairs from the hallway lead up to the first floor level where the three piece family bathroom is situated and also an additional stand alone WC. There are two double bedrooms on the first floor the master having a range of built in wardrobes for storage.

26 Loan is located in the highly sought-after West End area of Hawick, close to the award-winning 18-hole Vertish Golf Course. 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: 4.85 x 4.70  
Kitchen: 3.81 x 5.21  
Bedroom One: 4.05 x 4.69  
Bedroom Two: 5.00 x 3.26  
Bathroom: 2.31 x 1.76  
Garage/Workshop: 5.82 x 3.92

**EPC: F COUNCIL TAX BAND: B**

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

**SERVICES:** Mains Water. Drainage, Gas & Electricity. Gas Central Heating. Partial 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](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://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.

