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16 STONEFIELD PLACE, HAWICK, TD9 0EZ
TWO BEDROOM END TERRACED HOUSE IN CENTRAL LOCATION

EPC E
OFFERS AROUND £89,995

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16 Stonefield Place is a two-bedroom, end terraced house set in a pleasant and central area of town. Whilst in need of some modernization internally, the property is brought to market in good order and presents a wonderful opportunity to a wide range of buyers including first time buyers or those looking to downsize.

Extending to around 80 m², the property offers comfortable accommodation over two floors, comprising lounge, kitchen, two double bedrooms and a shower room. All rooms are well proportioned and present a blank canvas for a new owner. The lounge is situated to the front and is an extremely bright and spacious room with large windows looking out. The kitchen is located to the rear and has a door out to the back garden and a large storage cupboard. There are floor and wall mounted units and a sink located beneath a double glazed window. There is space for a freestanding cooker, washing machine and fridge and freezer.

Located on the first floor are the two double rooms both with are commodiously proportioned and have built in storage. The shower room is more modern in style and houses a three piece suite of walk in shower enclosure and wash hand basin and WC which are set into vanity furniture with storage.

Externally to the property there is a side garden with timber garden shed and the rear garden is tiered with lawn, a green house and rockery. There is gate access out the back and an integrated outhouse at the back door.

ROOM SIZES:

Lounge: 4.51 x 3.93
Kitchen: 4.87 x 2.32
Bedroom One: 4.90 x 2.72
Bedroom Two: 2.98 x 3.86
Shower Room: 1.96 x 2.08

LOCATION: Set in the West End area and a short level walk to the centre 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 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.

EPC RATING: E COUNCIL TAX BAND: B

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

SERVICES: Mains water, drains and electricity. Double Glazing. Electric Heating.

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.

