



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

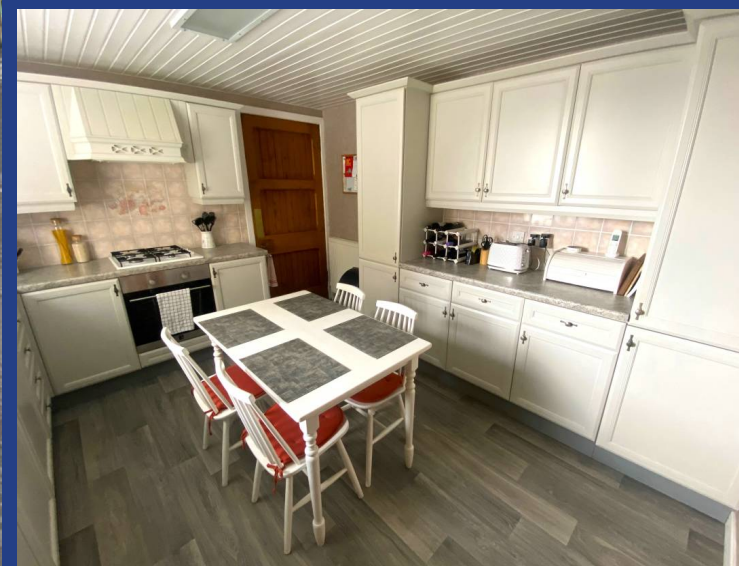
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19 ORCHARD TERRACE, HAWICK, TD9 9LU  
**END TERRACED THREE BEDROOM HOUSE WITH GARDEN AND GARAGE**

**EPC D**  
**OFFERS AROUND £220,000**

# 19 ORCHARD TERRACE, HAWICK, TD9 9LU

## OFFERS AROUND £220,000



Delightfully presented end terraced stone built dwelling house located in a popular area of town with lovely open views to the rear. This three bedroom family home is offered for sale in excellent order and has been well looked after by the current owners whom have resided there for over 40 years. There is a drive and timber garage and the rear garden has been landscaped to offer low maintenance. There is also a large insulated loft and a two room cellar offering additional storage space or scope for a bar/home gym.

The property is entered from the front via a vestibule through to the hallway which has a turning staircase to the first floor and a feature stained glass window. The lounge is situated to the front and is beautifully decorated retaining ornate coming to ceiling and a striking fireplace with inset gas fire offering a cosy focal point. In addition to the main lounge, there is a second public room to the rear currently used as a dining room with a double glazed window overlooking the rear garden and a pleasant view beyond. The kitchen offers more casual dining space and has a range of floor and wall units with marble effect worksurfaces and vinyl flooring. There is an integrated fridge freezer, dishwasher and cooker and hob plus space for a freestanding washing machine. Also situated within the hallway is an understair cupboard which has a timber staircase leading down to the cellar where the boiler is located. The cellar comprises of two rooms offering excellent additional storage space or potential to install a bar or home gym area if so desired. A door from the kitchen leads out to the back garden with steps down to a sheltered tarmac area ideal for afternoon and evening sun.

Located on the turn of the stairs is the family shower room which comprises a wash hand basin and WC set into vanity furniture for storage with light up mirror and also a large walk in shower enclosure housing an chrome shower. The two larger double bedrooms are both bright and spacious and the master bedroom furniture is mostly included in the sale and has a range of high quality built in wardrobes with drawers. There is a third bedroom (smaller double) located to the front and currently used as a home office/computer area.

Externally, the property benefits from a drive and a timber garage to the side. The front garden is laid mainly to lawn with shrubbed borders. To the side there is a timber garden shed and the rear garden has a lovely area for sitting out and then steps lead down to the back garden which is mainly chipped for ease of maintenance with various shrubbed and chipped areas.

Lounge: 4.97 x 4.13  
Dining Room: 2.88 x 3.37  
Kitchen: 4.32 x 3.39  
Bedroom One: 3.90 x 4.34  
Bedroom Two: 3.97 x 4.28  
Bedroom Three: 3.25 x 2.49  
Shower Room: 2.72 x 1.95

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

**EPC: D COUNCIL TAX BAND: D**

**FIXTURES AND FITTINGS:** The sale shall include all blinds, carpets, some light and bathroom fittings. Master bedroom furniture also included in the sale minus the bed.

**SERVICES:** Mains water, gas, drainage and electricity. Gas central heating and double glazing. NB double glazing was installed around 2021 and has a combination of hopper style windows and turning windows that can be cleaned from the inside.

**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.

