



7 LOCKHART PLACE, HAWICK, TD9 9JR
OFFERS OVER £360,000



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Viewing is recommended to appreciate this stunning detached three bedroom dwelling house located in an elevated position close to the town centre with lovely views to all aspects. Renovated in recent years, the property is offered in turn key order with newly fitted and stylish bathroom and kitchen facilities and calming décor throughout in addition to a new boiler. The garden really is a "must see" feature of the property with its charming stone built dyke, potting shed, pond and studio in addition to the vast array of plants and shrubs offering an abundance of colour.

The property is entered from the front via a small vestibule through to the hallway with carpeted staircase to the first floor. The immaculate lounge is situated to the front of the house with fresh and neutral décor and a lovely multi fuel stove as a main focal point with tiled hearth and ornate surround. Across the hall from the lounge is the family dining room which is equally as beautiful in its presentation with feature cornicing to ceiling, open fire and curved bay window. From here, a hallway leads through to the utility room and kitchen.

The utility room is a useful additional facility with newly fitted double glazed windows overlooking the garden and offers space for a washing machine and tumble drier and there is also a stainless steel sink and coat hooks. A door from here leads through to a useful two piece cloakroom. Finally, located on the ground floor is the beautifully fitted kitchen which overlooks the rear garden and has door access out. Benefitting from a range of off white shaker style floor and wall units, the kitchen also has a breakfast bar area for casual dining and an integrated fridge freezer, dishwasher and electric oven and hob with stainless steel extractor above. The boiler is also located in here.

The first floor is accessed via a carpeted staircase from the lower level. There are three double bedrooms all in excellent decorative order with the master room benefitting from a newly installed three piece en suite with WC, wash hand basin, and shower enclosure which houses a chrome shower run off the boiler. The family bathroom is also a spacious and bright room with traditional style tiled flooring, grey timber panelling detail and it comprises of a white bath, wash hand basin with vanity furniture for storage and a WC.

Externally, to the front the property benefits from a gated drive with covered car porch and a mono blocked pathway leads around the front of the house where there is a pleasant area of lawn bounded by hedging offering a degree of privacy. The rear garden has been beautifully landscaped in recent years and has been divided into separate areas of patios, decking and lawn. There is a quaint dry stone dyke feature along the garden separating the patio with the upper level where there is a small pond. Among the abundance of beautiful plants and shrubs sits the timber pergola with paved seating area and there is also a useful potting shed for garden enthusiasts. Also nestled in the rear garden is the studio which could be used for a variety of purposes such as home office or summer room and there is a timber garden shed. Viewing of the garden is essential to appreciate its beauty.

Room Sizes:

Lounge: 3.91 x 4.86

Dining Room: 3.93 x 4.78

Kitchen: 6.29 x 2.89

Utility: 3.18 x 1.58

WC: 1.30 x 1.35



Bedroom One: 4.21 x 4.53
Bedroom Two: 3.05 x 5.21
En Suite : 2.78 x 1.78
Bedroom Three: 4.24 x 2.13
Bathroom: 2.82 x 1.88

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: E

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, light and bathroom fittings and integrated appliances.

SERVICES: Mains water, gas, drainage 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.

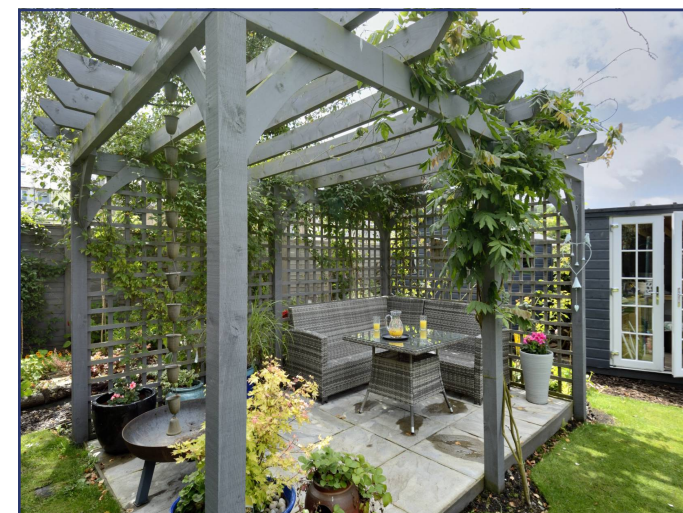
VIEWING: By appointment with Geo & Jas Oliver, W.S.

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.

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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.



GROUND FLOOR



1ST FLOOR



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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