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**17 TWIRLEES TERRACE, HAWICK, TD9 9LP**  
**TWO BEDROOM UPPER QUARTER HOUSE WITH GARDEN AND BAR**

**EPC C**  
**OFFERS AROUND £110,000**

# 17 TWIRLEES TERRACE, HAWICK, TD9 9LP

## OFFERS AROUND £110,000



We are pleased to offer for sale this well presented two bedroom upper quarter house with private garden to the rear, stunning open views over the town and ample on street parking. Ideal first time buy or down size opportunity. Well placed for dog walkers and countryside lovers due to its proximity to the Millers Knowes which can be accessed directly from a gate in the rear garden. Also situated in the rear garden is a sizeable decking and timber bar area.

The property is entered from the side via steps to a covered porch leading to the front door and has a carpeted staircase up to the first floor level. A well presented upper landing provides access to the majority of the accommodation. Located to the front is the well proportioned sitting room with a stunning open view over the town which must be seen to appreciate. There is stripped timber flooring, a wall mounted gas fire and ample space for a small dining table and chairs. A door from the lounge leads through to the well appointed kitchen which is situated to the rear and has a door out to the back garden. There is a range of cream floor and wall units with an integrated fridge and freezer, cooker with electric hob and space for a washing machine. There is timber effect flooring and a single bowl sink located beneath a window to the rear. The two double bedrooms are both generously sized. The master room has a feature wall in wood effect and a double glazed bay window offering stunning views over the town. Bedroom 2 is decorated in neutral tones and has a built in wardrobe and is situated to the rear overlooking the garden. The family bathroom is immaculately presented and has a three piece suite of shower bath with mixer shower, wash hand basin and WC and there is a wall mounted heated towel rail.

Externally, the property boasts a well maintained mature rear garden with a variety of plants and bushes. There is a private coal shed, pleasant area of lawn and steps leads up to a large decking where the bar is situated. The views from here are stunning and there is gate access directly to the Millers Knowes.

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.

### ROOM SIZES

Lounge: 4.56 x 5.13  
Kitchen: 3.68 x 3.43  
Bedroom One: 3.54 x 4.40  
Bedroom Two: 3.46 x 3.40  
Bathroom: 2.36 x 1.80

**EPC: C COUNCIL TAX BAND: B**

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

**SERVICES:** Mains water, 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.

**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).

