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17 WEENSLAND ROAD, HAWICK, TD9 9NW
THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN

EPC E
OFFERS AROUND £235,000

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This deceptively spacious semi-detached dwelling house lies over four floors in a popular residential part of town a short walk to local amenities and Trinity Primary School. Offered for sale in excellent decorative order, the property boasts modern and stylish kitchen and shower room facilities (both installed in 2023) in addition to a bright and welcoming lounge, three double bedrooms and a useful basement room currently used as a home gym. There is an enclosed rear decking and a side garden.

Entered from the front door (fitted Dec 23), the vestibule leads into the entrance hall providing a staircase to the first-floor level and decorated in neutral with lovely period features and a door down to the basement room. The front facing lounge is a bright and immaculately presented room with a decorative bay window and traditional features including ornate ceiling cornice, fresh neutral décor and kamdean flooring. The dining kitchen to the rear is both stylish and well equipped with a range of floor and base units with white marble style worktops and splashbacks. There is an integrated oven and matching hob with extractor and an integrated fridge freezer also. To one end of the kitchen there is also a utility area with sink, space for a washing machine and dishwasher and a door out to the rear decking. There is also an island for dining in the kitchen and a useful pull out larder cupboard. From the hallway, a carpeted stair leads down to the basement room which is a useful additional facility currently used as a home gym but could be used for a variety of purposes. The boiler (Hive controlled) is located down here and there is a large cupboard with plumbing in situ for a wash hand basin and WC.

Located on the first floor of the property are two spacious double bedrooms (one to the front and one to the back) Both are presented in excellent order and have carpet flooring and double glazed windows. The shower room is also situated on the first floor and has been recently refurbished to an exacting standard. Comprising of a three piece white suite of wash hand basin, WC and shower enclosure with mixer shower, there are matt black finishings and a wall mounted heated towel rail. From the first floor landing, a carpeted stairs leads up to the third bedroom which is also a bright double room with a lovely open view and practical tiled flooring.

Externally, this family home benefits from private rear and side gardens. To the rear is an area of decking useful for the summer months and there is an enclosed side garden which could be developed into a pleasant child friendly space by a prospective buyer.

Weensland Road is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of

Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

ROOM SIZES:

Lounge: 5.21 x 4.18
Kitchen: 3.53 x 3.69 and 4.62 x 2.26
Shower Room: 3.03 x 1.69
Bedroom One: 3.73 x 4.10
Bedroom Two: 3.58 x 4.15
Bedroom Three: 3.33 x 4.42
Basement Room/Gym: 8.85 x 3.15

Council Tax Band: C EPC: E

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

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, light and bathroom fittings. White goods can also be included if so desired.

SERVICES: Mains water, drains, gas and electricity. Hive 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.

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.

