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4 MARMION ROAD, HAWICK, TD9 9PD

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE**

**EPC E**  
**OFFERS AROUND £225,000**

# 4 MARMION ROAD, HAWICK, TD9 9PD

## OFFERS AROUND £225,000



Early viewing is highly recommended of this two bedroom detached bungalow located in a popular residential area of town. Offered for sale in good order, the property has a tarmac driveway to the front offering private parking for several vehicles in addition to the single garage. To the rear there is generously sized back garden bounded by timber fencing and hedging and laid mainly to lawn.

Entering from the front door there is a small vestibule. The hallway provides access to all of the accommodation and has a large storage cupboard which houses the electric meter. The lounge is situated to the front and is spacious room with windows to the front allowing for ample natural light. It is decorated in neutral tones with carpet flooring and gas fire. A glazed UPVC door leads into the conservatory from here which has a neutral carpet and decorative ceiling and offers a lovely outlook over the garden. The kitchen sits to the rear of the property and has a door which leads to the garden via a back porch. There are a range of floor and wall mounted units and built in cupboards, one of which houses the boiler. A large double glazed window offers pleasant views and there is ample space here for a dining table and chairs. There is a stainless steel sink and drainer and space for washing machine and electric cooker.

The shower room comprises of a three piece white suite of shower enclosure with electric shower within, wash hand basin and WC. There is aqua panelling and vinyl flooring. The two double bedrooms are both of a good size and benefit from neutral décor and built in storage.

Externally, this family home benefits from private parking to the front in addition to the single car garage/workshop. The rear garden has a low maintenance patio area and a large lawn with clothes drying facilities and a mix of mature trees and shrubs.

Marmion 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: 7.74 x 3.90

Conservatory

Kitchen: 4.72 x 3.38

Bathroom: 2.16 x 2.07

Bedroom One: 3.91 x 3.73

Bedroom Two: 3.72 x 3.39

**Council Tax Band: D EPC: E**

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

**SERVICES:** Mains water, drains, gas 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.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.

