



Geo. & Jas. Oliver W.S.

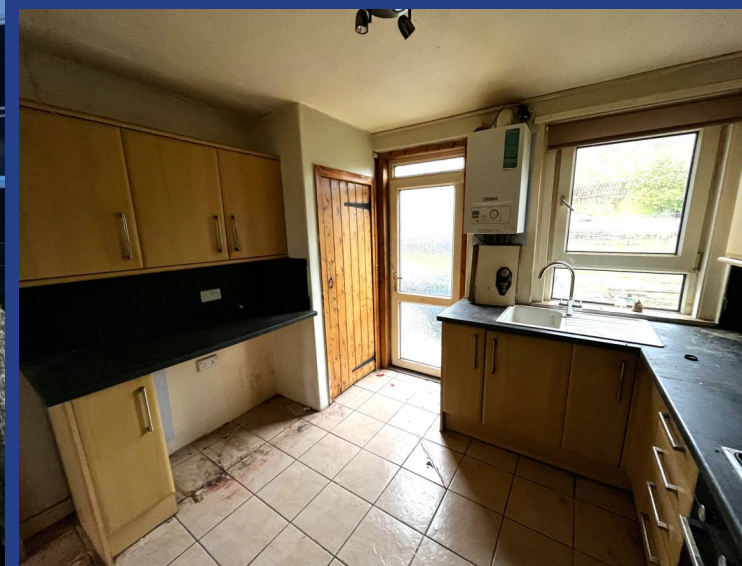
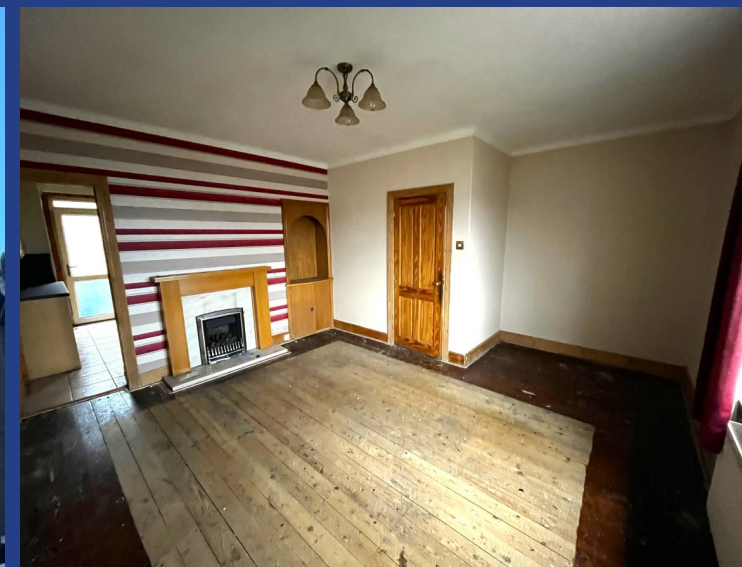
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25 TWIRLEES TERRACE, HAWICK, TD9 9LP
TWO BEDROOM UPPER QUARTER HOUSE WITH GARDEN

EPC D
OFFERS AROUND £85,000

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We are pleased to offer for sale this spacious two bedroom upper quarter house in need of refurbishment throughout. Benefitting from stunning open views over the town and ample on street parking, this is an ideal first time buy or down size opportunity for those looking for a project. Well placed for dog walkers and countryside lovers due to its proximity to the Millers Knowes which can be access directly from the private rear garden.

The property is entered from the side via steps to a covered porch leading to the front door and has a staircase up to the first floor level. The 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 a wall mounted gas fire and ample space for a small dining table and chairs in a recessed alcove. 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 timber floor and wall units in situ with an integrated cooker with gas hob and extractor located above. Single bowl sink located beneath a window to the rear and there is tiled flooring. The gas boiler is wall mounted in here.

The two double bedrooms are both generously sized. The master room has a range of built in wardrobes and a double glazed bay window offering stunning views over the town. Bedroom 2 is also a double room and has a built in wardrobe and is situated to the rear overlooking the garden. The shower room, which requires upgrading, currently comprises of a three piece suite of shower enclosure with electric shower, wash hand basin and WC and there is a wall mounted heated towel rail.

Externally, the property has a sizeable private rear garden which provides direct access to the Millers Knowes and there is a timber garden shed.

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: 4.82 x 4.93
Kitchen: 3.56 x 3.28
Bedroom One: 4.03 x 4.41
Bedroom Two: 3.45 x 3.36
Shower Room: 2.31 x 1.88

EPC: D COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: N/a

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.

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