



Geo. & Jas. Oliver W.S.

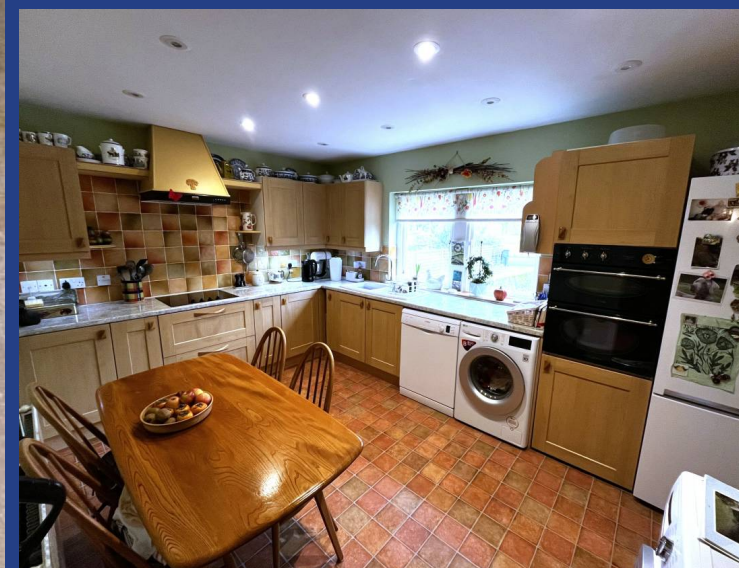
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FOLLY COTTAGE, MINTO, NR HAWICK, TD9 8SG
DETACHED BUNGALOW WITH GARDEN AND WORKSHOP

EPC E
OFFERS OVER £350,000

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We are delighted to bring to the market this traditional stone built detached three bedroom bungalow located in the ever popular village of Minto, a short drive to both Hawick and Denholm. Set in a well tended plot with lovely mature gardens, the property benefits from a substantial workshop to the rear of the house ideal for tradesmen and a driveway for several vehicles. Viewing is essential to appreciate.

Accessed from the side, the property is entered into a small vestibule which leads through to the main hallway providing access to all of the accommodation. The spacious and welcoming lounge overlooks the front and side of the property via double glazed windows making this an especially light room. The main focal point in here is a delightful wood burning stove and there is carpet flooring. The dining kitchen is also situated to the front and has a range of floor and wall units with ample work surfaces and tiled splashbacks. There is an integrated double electric oven and matching hob with extractor. There is also space for a washing machine, dishwasher, upright fridge freezer and tumble drier in addition to dining table and chairs. The dining room is a useful additional facility which could be used for a variety of purposes and has a pleasant vaulted ceiling with sky light allowing a flood of natural light.

Folly Cottage benefits from two good sized double bedrooms. The master room is a particularly light and spacious room with windows to the front and side and has a range of built in wardrobes for storage. Bedroom 2, currently used as a twin room, is decorated in neutral tones with carpet flooring. There is a three piece shower room within the cottage and this houses a WC, wash hand basin and shower enclosure with mixer shower. To the rear of the property is a metal work shop which was added round 2005. This extends to approx. 10m x 2.5m and has the benefit of power and light.

ROOM SIZES:

Sitting Room 5.58 x 5.08
Dining Kitchen 3.52 x 4.34
Dining Room/Bedroom Three 3.85 x 3.33
Bedroom One 4.76 x 4.80
Bedroom Two 3.74 x 4.07
Shower Room 2.49 x 1.94

Located externally at Folly Cottage is a mature front garden with a variety of established trees and shrubs. There are various pathways and landscaped areas for seating. There is a driveway with parking for several vehicles.

Folly Cottage is set in an idyllic location in the village of Minto with its picturesque 18-hole golf course and Denholm, a small village located between Jedburgh and Hawick in the Scottish Borders with an estimated population of 600. Denholm is well equipped with a shop housing a post

office, award winning butcher shop, restaurant, antique centre and two public houses serving food. Also within easy reach is the Award Winning "Born in Scotland" Brewery and Restaurant. There is a lovely walking route along the river to Hawick, part of the St Cuthberts way. The town of Hawick, which is the largest of the Border towns, provides an excellent variety of schooling, leisure and shopping facilities, is famous for its rugby, Common Riding, cashmere trade and is conveniently placed for easy access to all major routes both north and south bound. The area is surrounded by historical landmarks including the Border Abbeys, Sir Walter Scott's residence, the Bowhill Estates and the Haining.

EPC: E COUNCIL TAX BAND: E

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

SERVICES: Mains water, double glazing and oil central heating.

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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and 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.

