



Geo. & Jas. Oliver W.S.

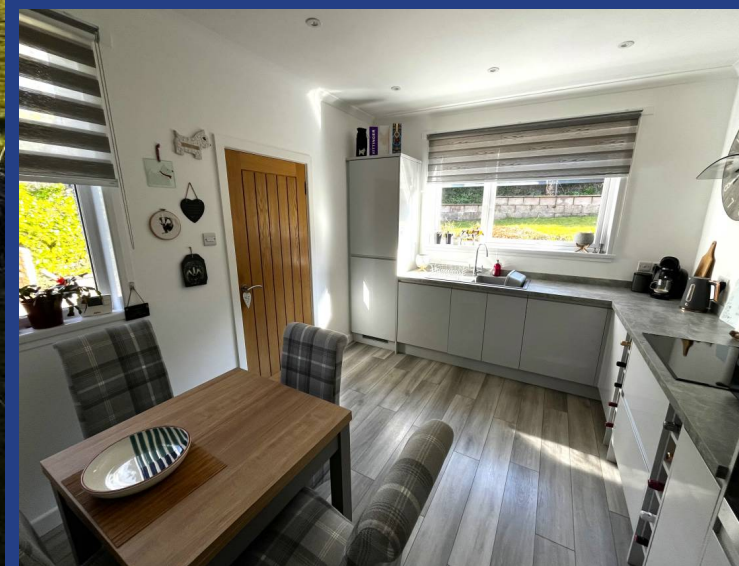
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5 FENWICK PARK, HAWICK, TD9 9PB

TWO BEDROOM DETACHED BUNGALOW WITH GARDEN AND DRIVE

EPC C
OFFERS AROUND £215,000

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We are pleased to offer for sale this immaculately presented two bedroom bungalow located in a quiet cul de sac of similar properties. Offered for sale in excellent order and finished to a high standard, the property benefits from modern kitchen and bathroom fittings and has off street parking to the front which is advantageous. There is also a generous side and rear garden with lawn and patio areas.

Entering from the front door there is a small vestibule. The hallway provides access to all of the accommodation and has a useful cupboard for storage. The bright and welcoming lounge overlooks the front of the property and has large windows offering a flood of natural light. The main focal point of the room is inset living flame gas fire with marble effect back and hearth with timber surround. There is neutral decor and carpet flooring. Situated to the rear of the property is the dining kitchen which was installed around 2023. There is a range of grey gloss floor and wall mounted units with complimentary worktops and a single bowl sink. A window overlooks the side and rear and a timber door leads through to a back porch with access to the rear garden. There is an integrated fridge freezer, dishwasher, washing machine and electric oven with matching hob. Ample space for a dining table and chairs.

The bungalow benefits from two double bedrooms, one to the front and one to the back. Both are generously proportioned and are decorated in light tones with practical laminate flooring. The master bedroom overlooks the front and has a large built in wardrobe. The second bedroom is located to the rear and the freestanding wardrobe can be included if so desired. The four piece bathroom is a well appointed room benefitting from a walk in shower enclosure, bath, wash hand basin and WC with vanity furniture. The shower enclosure houses a chrome mixer shower and there is built in shelving for storage.

Externally, the property is set in a generous plot with a drive to the front with parking for several vehicles. The front and side gardens are laid mainly to lawn with shrubs and bushes and at the rear is a pleasant patio area ideal for al fresco dining and another lawn with clothes drying facilities. There is an outhouse housing the gas boiler and a timber shed.

Fenwick Park 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: 4.57 x 3.94
Kitchen: 4.65 x 3.21
Bathroom: 2.07 x 3.37
Bedroom One: 4.17 x 3.60
Bedroom Two: 3.25 x 3.86

Council Tax Band: D EPC: C

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds, light and bathroom fittings. Integrated appliances and built in wardrobes. The freestanding wardrobe can also be included.

SERVICES: Mains water, drainage, 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.

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