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13 CROFT FIELD, JEDWARD TERRACE, DENHOLM, HAWICK, TD9 8BX
THREE BEDROOM LINKED DETACHED BUNGALOW WITH GARAGE

EPC D
OFFERS AROUND £350,000

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Set in the heart of the ever-popular village of Denholm, 13 Croft Field is a delightful linked-detached three-bedroom bungalow with a well kept enclosed rear garden with decking and lawn. Offered for sale in excellent order in light and neutral tones, the property offers spacious family living accommodation and benefits from a drive and single garage with electric door.

Entered from the front door is the main hallway which provides access to the majority of the accommodation and has practical timber effect flooring and white painted timber finishes. There are two useful storage cupboards, one housing the water tank. The lounge really is the heart of this home and is a spacious and bright room with two sets of doors leading straight out to the decking at the rear. There is ample space in here for sitting room furniture and a designated dining area with a glazed door leading through to the kitchen. The kitchen, which can be accessed from the lounge and/or hallway, comprises of a good range of floor and wall mounted units in white. There is a double integrated electric oven and matching five ring hob with extractor plus an integrated dishwasher. A glazed door leads through to a handy utility room which has additional floor and wall mounted units, a single bowl sink and space for a washing machine and tumble drier. A door leads out from here to the utility room.

The property benefits from three double bedrooms (two with built in wardrobes) and the master bedroom has the benefit of a door directly out to the garden and a large adjoining en suite wet room with shower, WC and wash hand basin. There is also a spacious study which could be used as a home office if so desired or a fourth bedroom. The main family shower room is a modern and well appointed space, with tiling to full height on one wall, laminate flooring and neutral decor. The shower room consists of a three piece suite of walk in shower enclosure with mixer shower, wash hand basin and WC.

Externally, there is drive with parking and a single car garage with electric door. The rear garden is mostly laid to lawn with a pleasant area of decking and is bounded by timber fencing.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

ROOM SIZES:

Lounge/Dining: 6.38 x 3.42 and 4.04 x 3.92

Kitchen: 3.32 x 4.71

Utility: 2.93 x 1.79

Bedroom One: 2.81 x 4.93

En Suite: 2.53 x 3.83

Bedroom Two: 3.95 x 3.54

Bedroom Three: 3.83 x 2.86

Bedroom Four/Study: 2.46 x 3.22

Shower Room: 3.68 x 1.82

APPROXIMATE JOURNEY TIMES: Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

SERVICES: Mains drainage, water and electricity. Double glazing and metered LPG central heating.

VIEWING: Strictly by appointment with Geo & Jas Oliver WS.

FIXTURES & FITTINGS: Included in the sale are all carpets, lighting and bathroom fittings. Items of furniture and white goods may also be available by separate negotiation.

HOME REPORT: Available upon request.

EPC: D COUNCIL TAX: E

VIEWING: By appointment with Geo and 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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