



**Geo. & Jas. Oliver W.S.**

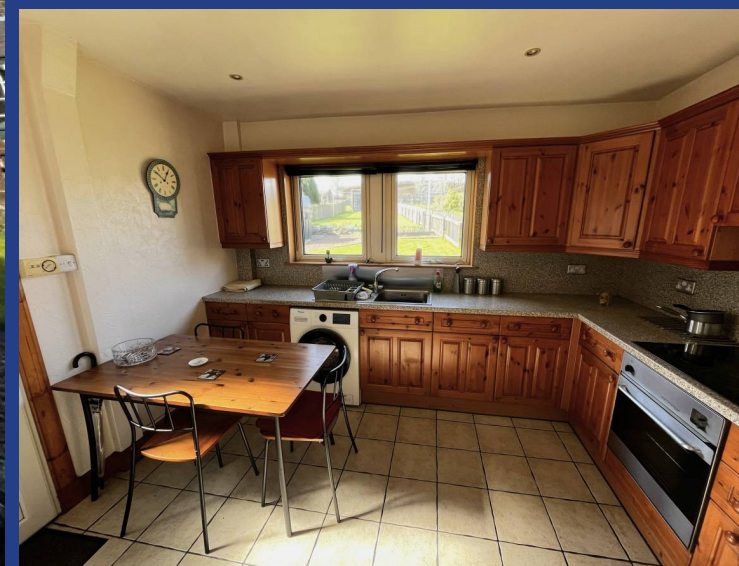
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**1 WEST END, DENHOLM, HAWICK, TD9 8LZ**  
**SEMI DETACHED TWO BEDROOM HOUSE WITH GARDEN**

**EPC E**  
**OFFERS AROUND £175,000**



# 1 WEST END, DENHOLM, HAWICK, TD9 8LZ

## TWO BEDROOM SEMI DETACHED HOUSE WITH GARDEN



Tucked away off the main square in Denholm, this charming semi detached property is a must see in the heart of the village. Offered for sale in good order with scope for some cosmetic modernisation, the property benefits from two good sized double bedrooms and a beautiful sunny rear garden with summer house and shed.

The property is entered from the front to a small hallway with a carpeted stair up to the first floor. There is a door through to the lounge where double glazed windows overlook the front and there is a brick fireplace with inset electric fire offering a cosy focal point and a recessed display area. A door from here leads through to a rear hallway where there are two large storage cupboards (one housing a fridge freezer at present) The kitchen is situated to the rear with a lovely view over the garden. There are pine floor and wall units with speckled splashbacks and practical tiled flooring. Beneath the window is a single bowl sink and drainer with mixer tap and there is an integrated electric oven and matching hob plus space for a washing machine. A door leads out to the rear.

Located on the first floor of the property are the two double bedrooms and shower room. The bedrooms are both double rooms and decorated in neutral tones with carpet flooring. The master bedroom benefits from a built in storage cupboard and is extremely spacious. Completing the accommodation is the well appointed shower room which comprises a walk in shower enclosure, wash hand basin and WC.

Externally, this charming property has small area of front garden and a pathway leads around to the rear where the oil tank is located. There is a chipped pathway and three well kept areas of lawn with a timber summer house and garden shed.

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: 3.65 x 4.96  
Kitchen: 2.74 x 3.64  
Bedroom One: 5.02 x 3.62  
Bedroom Two: 3.65 x 2.69  
Shower Room: 2.06 x 2.00

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

**SERVICES:** Mains water, drainage and electricity. Oil fired central heating. Double glazing

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

**FIXTURES & FITTINGS:** Included in the sale are all carpets, lighting and bathroom fittings.

**HOME REPORT:** Available upon request.

**EPC:** E COUNCIL TAX: B

**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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