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**23 WEENSLAND ROAD, HAWICK, TD9 9NW**  
**FOUR BEDROOM SEMI DETACHED HOUSE WITH GARDEN**

**EPC D**  
**OFFERS AROUND £210,000**



## 23 WEENSLAND ROAD, HAWICK, TD9 9NW

### OFFERS AROUND £210,000



We are pleased to bring to the market this traditional stone built semi detached dwelling house situated a short walk to the town centre. Deceptively spacious inside, the property benefits from a variety of versatile accommodation arranged over two floors including four bedrooms, two public rooms and a bathroom in addition to a ground floor shower room. To the rear of the property is a pleasant patio area and lawn with clothes drying facilities. There are also two outhouses at the rear both currently used for storage of gardening items and there is off street parking for a small vehicle.

Entered from the side, the timber front door leads through to a vestibule with a glazed door to the hallway. The hallway is decorated in neutral tones and has a carpeted staircase to the first floor and a useful understair storage cupboard. The main lounge is a bright and welcoming room with a large bay window to the front offering a flood of natural light and there is beautiful intricate cornice work. Decorated in neutral tones, this room has carpet flooring and an attractive fireplace with open fire. The living room/dining room is located to the rear and provides access to the larder cupboard (where the boiler is housed with ample storage) and also the kitchen. There is a wall mounted gas fire with timber surround, white timber finishes and space for a dining table and chairs. A door leads through to the kitchen which has timber floor and wall units and a door to the rear patio. The kitchen has space for a dishwasher and washing machine and a single bowl sink situated beneath a window to the rear and there is an integrated oven and matching electric hob. Also located on the ground floor is a bright double bedroom overlooking the front with coming to ceiling and carpet flooring and there is a three piece shower room with WC, wash hand basin and shower enclosure with electric shower.

The first floor is accessed via a turning staircase from the hallway and there is a beautiful decorative archway on the mid landing and a large storage cupboard at the top. There are three good sized double bedrooms located up here and an extremely spacious bathroom with four piece suite of shower enclosure with mixer shower, wash hand basin, WC and bath.

Externally, this spacious family home has a small drive to the side and a patio to the rear. Steps lead down to a shrubbed area and a lawn with clothes drying facilities. There is also a wash house and outhouse offering useful storage.

Weensland Road 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: 5.12 x 3.76  
Bedroom: 3.32 x 3.76  
Living Room/Dining: 3.61 x 4.07  
Kitchen: 4.27 x 2.23  
Larder: 3.24 x 2.13  
Shower Room: 3.24 x 2.08

Bedroom One: 3.72 x 4.20  
Bedroom Two: 3.31 x 4.96  
Bedroom Three: 3.90 x 4.00  
Bathroom: 3.17 x 3.21

**Council Tax Band:** D EPC: D

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

**SERVICES:** Mains water, drains, 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.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

