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**SPRINGBANK, 21 PRINCES STREET, HAWICK, TD9 7EJ**  
**DETACHED DEVELOPMENT OPPORTUNITY**

**EPC D**  
**OFFERS OVER £165,000**



# SPRINGBANK, 21 PRINCES STREET, HAWICK, TD9 7EJ

## OFFERS OVER £165,000



Springbank forms a quirky and spacious detached dwelling house with attractive stone built lodge house to the front and additional accommodation to the rear which was added on at a later date with the lower ground floor being a completely separate entity ideal for running a business from home or separating the property into two independent dwellings. Viewings are a must to appreciate its size and scope.

The property is entered from the front into a small vestibule that provides access through to the dining room and also the main hallway and kitchen. The dining room is situated to the front with a bay window making a pleasant feature and has a large panty cupboard to the back. Stairs from here lead down to two storage rooms located on the lower ground floor. The kitchen, situated to the front, is decorated in sunny yellow and has floor and wall mounted units. There is space for a gas cooker and a single bowl sink and drainer. The main hallway provides access to the remainder of the upper apartment where there is a useful utility cupboard and a two-piece cloak room. The three double bedrooms are all generously proportioned with bedroom 3 having an extremely large walk-in cupboard/dressing area. The family bathroom sits to the side and is a well proportioned room with a three piece white suite of bath with electric shower over, wash hand basin and WC. There is cosy carpet flooring and neutral décor. The lounge completes the upper accommodation is situated to the front and side with a nice open outlook towards the Millers Knowes.

The lower ground floor of the accommodation forms its own entity and is entered via a timber door to the rear. This could be used for a variety of purposes such as an annex to the main property and/or running a small business such as hairdressers/office space. To the left is a small WC. Double doors lead through to two spacious reception rooms with a bi fold door for separation and a large storage room off. There is also another room which could be used for a variety of purposes and this also has a large storage cupboard and a WC.

Externally with the property there is driveway and small area of rear garden which is tarmacked. A door to the side leads to a large cellar/boiler room.

### ROOM SIZES

#### ANNEX

WC 2.43 x 1.06  
Reception Room 3.79 x 4.60  
Reception Room 6.13 x 4.11  
Reception Room 5.63 x 3.00  
WC1.93 x 1.02

#### GROUND FLOOR

Dining Room 4.63 x 3.62  
Kitchen 3.47 x 2.58  
WC 2.82 x 1.11  
Utility Area 1.78 x 1.83  
Bedroom 3 3.29 x 3.26  
Bathroom 2.73 x 3.34  
Bedroom 2 3.83 x 3.39  
Master Bedroom 3.73 x 3.09  
Lounge 3.41 x 6.23

Princes Street is located just off the main road out of Hawick on the A7 in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick 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.

**EPC:D COUNCIL TAX BAND:E**

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

**SERVICES:** Mains water, gas, drains and electricity. 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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