



Geo. & Jas. Oliver W.S.

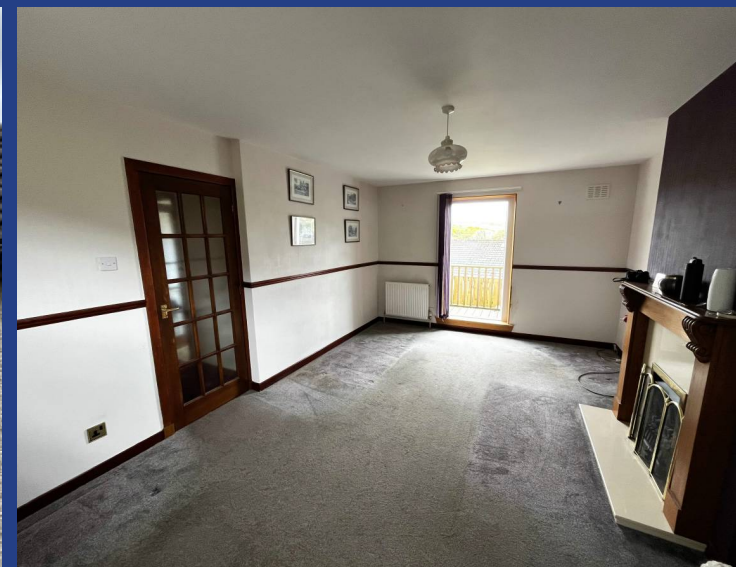
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93 ROSEBANK ROAD, HAWICK, TD9 0DQ

THREE BEDROOM TERRACED HOUSE WITH BACK GARDEN

EPC E
OFFERS AROUND £120,000

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Situated in quiet area of Rosebank Road set back from the street, this mid terraced three bedroom dwelling house would make an ideal family home for those looking to be in the "West End" and in the catchment for Drumlanrig Primary School. There is a well kept enclosed garden to the rear.

The property is entered via a double glazed porch to the front door where there is also a useful outhouse for storage. The split level hallway is carpeted and has stairs to the lower and upper landings. The lower landing has two useful storage cupboards (one housing the electric meter and switchgear) and provides access to the kitchen and lounge. The kitchen is situated to the rear of the property overlooking the garden via a double glazed window. There is a range of floor and wall mounted kitchen units in timber and a built in breakfast bar area. There is space for fridge freezer and washing machine and located beneath the window is a one and a half bowl sink and drainer. There is also an integrated electric oven and matching hob. The lounge is a bright room with double glazed door to the rear garden and a window to the front allowing ample natural light. There is carpet flooring and the main focal point of the room is the inset living flame gas fire with timber surround.

On the upper level of the property there are two further storage cupboards (one housing the boiler) There are two good sized carpeted bedrooms and a smaller single room which has a built in storage cupboard. The bathroom overlooks the rear and comprises a three piece suite of bath, wash hand basin and WC and there is an electric shower over the bath.

Externally, the property has a private rear garden with an area of raised decking. There is a timber garden shed and clothes drying facilities.

Located in the popular West End of the town, Rosebank Road is a quiet residential area which has easy access to the town centre, a bus stop nearby as well as a local corner shop in the immediate area. Hawick High School and Drumlanrig Primary School are also a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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.

ROOM SIZES:

Lounge: 3.65 x 5.40
Kitchen: 3.10 x 2.65
Bedroom One: 4.75 x 2.70
Bedroom Two: 3.80 x 2.65
Bedroom Three: 2.35 x 3.40
Bathroom: 2.05 x 2.70

EPC: E COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: The sale shall include all carpets, light fittings and bathroom fittings and integrated appliances.

SERVICES: Mains water, drainage, gas & electricity. Gas central heating. 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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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

