



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



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29 ORCHARD TERRACE, HAWICK, TD9 9LU

THREE BEDROOM DETACHED HOUSE WITH GARAGE AND GARDEN

EPC F
OFFERS AROUND £190,000

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We are pleased to bring to the market this substantial detached dwelling house situated in an elevated position with lovely open views to the rear over the town. In need of some minor cosmetic improvement internally, the property boasts two bright public rooms to the front and a sunroom overlooking the rear garden. There are two double bedrooms on the first floor and a single room on the lower level. The mature garden is well kept and there is also a single car garage adjacent.

The property is entered from the front through a vestibule to the hallway which has a turning staircase to the first floor. The lounge is situated to the front and is decorated in a neutral colour palette with carpet flooring and windows to the front and side. In addition to the main lounge, there is a second public room with a double glazed window overlooking the rear garden and a cosy open fire in here makes a pleasing focal point. A timber door from here leads through to a single bedroom and also the kitchen. The single bedroom/office is situated to the front of the property and has carpet flooring and neutral décor. The kitchen overlooks the back garden and has a large understair storage cupboard and a door through to the sun room. The kitchen has a range of floor and wall units in white, stainless steel sink and space for a washing machine and under counter fridge. There is an integrated electric oven and matching hob. Two large cupboards offer good storage space and one houses the gas boiler. Accessed off the kitchen is the sun room which is a bright additional living space overlooking the back garden with pleasant views, ideal for the sunnier days.

Located on the turn of the stairs is a useful storage cupboard and the upper landing provides access to the two double bedrooms and shower room. Both bedrooms are of a good size and have lovely open views over the rear. Bedroom 2, which is the slightly smaller of the two, has an extremely large storage cupboard. The shower room comprises a three piece suite of WC, wash hand basin and shower enclosure with electric shower.

Externally, the property has a small area of front garden and a timber shed to the side. A pathway leads around to the rear garden which has a mix of mature trees and plants and a well kept lawn. A single car garage (green door) is located across the road from the property.

ROOM SIZES

Lounge: 3.71 x 3.61
Dining Room: 3.72 x 3.60
Bedroom 3: 2.06 x 3.61
Kitchen: 2.05 x 4.11
Sun Room: 1.69 x 3.30
Bedroom One: 4.46 x 3.63
Bedroom Two: 3.70 x 3.64
Shower Room: 1.79 x 2.71

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

EPC: F COUNCIL TAX BAND: D

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

SERVICES: Mains water, gas, drainage 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 as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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