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**4 HARDEN PLACE, HAWICK, TD9 7BY**  
**THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN**

**EPC D**  
**OFFERS AROUND £110,000**

## 4 HARDEN PLACE, HAWICK, TD9 7BY

### OFFERS AROUND £110,000



4 Harden Place forms a semi detached three bedroom family home in a popular area of town with pleasing views to the front. Offered for sale in good order, the property is a short walk to Wilton and Striches Primary Schools and is an ideal starter family home. There is a pleasant front garden with patio area and lawn and there are good storage facilities.

Entered onto a split level landing, carpeted stairs lead to both the upper and lower landings. The lower landing has a large storage cupboard and provides access to the lounge and kitchen diner. The lounge is a spacious room with double glazed patio doors to the front garden and a window to the side. There is an electric fire suite and storage cupboard which houses the electric meter and gas meter. The kitchen diner is also a double aspect room with windows to the front and rear allowing ample natural light. There is a range of floor and wall units with vinyl flooring and a one and a half bowl sink. There is space for a cooker, washing machine and fridge freezer. The dining area is decorated in a neutral palette with window to the front and a large cupboard. There is ample space for a dining table and chairs.

Located on the upper level are two double bedrooms, the box room/office and shower room. The two double bedrooms overlook the front of the property and both have built in wardrobes for storage and offer a lovely open view. The office/bedroom 3 is situated to the side and would make an ideal nursery or small bedroom. The shower room is well appointed and comprises a three piece white suite of wash hand basin, WC and corner shower enclosure with mixer shower. The wash hand basin and WC are set into white vanity furniture.

Externally with the property there is an integrated outhouse by the front door for storage. The front garden is well maintained and has a patio area and well kept lawn. There are lovely views to the front.

Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Striches Primary and Wilton 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.

#### ROOM SIZES:

Lounge: 5.50 x 3.20  
Kitchen: 5.50 x 3.15  
Bedroom One: 3.70 x 3.25  
Bedroom Two: 3.70 x 3.15  
Bedroom 3/Box Room: 1.70 x 2.15  
Shower Room: 1.70 x 2.05

#### COUNCIL TAX BAND: B EPC: E

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

**SERVICES:** Mains water, drainage and 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.

**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).

**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.

