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29 NORTH HERMITAGE STREET, NEWCASTLETON, TD9 0RA
THREE BEDROOM END TERRACED HOUSE WITH GARDEN

EPC E
OFFERS AROUND £190,000

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Spacious end terraced dwelling house located in the heart of the popular village of Newcastleton. In need of some minor cosmetic upgrading internally, the property would make an ideal family home and has a delightful and well kept rear garden with greenhouse and timber workshop.

Entered from the front, a door leads into the hallway which provides access to the lounge with conservatory off, sitting room with kitchen accessed off and shower room. The main lounge is situated to the front with a cosy stove and access through to the conservatory which was added in recent years. The conservatory overlooks the rear garden and is a useful additional bright living space with laminate flooring and sliding doors to the patio and garden. The second sitting room is also located to the front with carpet flooring and provides access through to the dining kitchen. The kitchen overlooks the garden is a very generously proportioned room. There is a range of floor and wall units and space for a cooker with extractor above. There are two sinks and space for a washing machine. Ample space for a dining table and chairs. Also located on the ground floor is the shower room which is both modern and well appointed and comprises a three piece white suite of walk in shower enclosure with electric shower, wash hand basin and WC.

Carpeted stairs lead up to the first floor landing where there are two double bedrooms and a single bedroom. The two larger rooms both have pleasant views to the front and are of a good size with ample room for bedroom furniture. The single room is situated to the rear and has a pleasing garden view.

Externally the property benefits from an enclosed rear garden with gated access and dry stone dyke. There is an area of patio and well kept lawn in addition to a green house and timber workshop. The oil tank is located in the rear garden.

The property is located within Newcastleton, a small village enjoying an active community life and offering a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hermitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

ROOM SIZES:

Lounge: 4.35 x 4.78
Sitting Room: 4.38 x 4.78
Conservatory: 5.56 x 3.19
Kitchen: 6.18 x 3.17
Shower Room: 2.50 x 2.03
Master Bedroom: 3.94 x 4.74
Bedroom 2: 4.34 x 4.74
Bedroom 3: 2.95 x 2.07

EPC RATING: E COUNCIL TAX BAND: C

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

SERVICES: Mains drainage, electricity, oil central heating, secondary glazing 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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

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.

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.

