



**Geo. & Jas. Oliver W.S.**

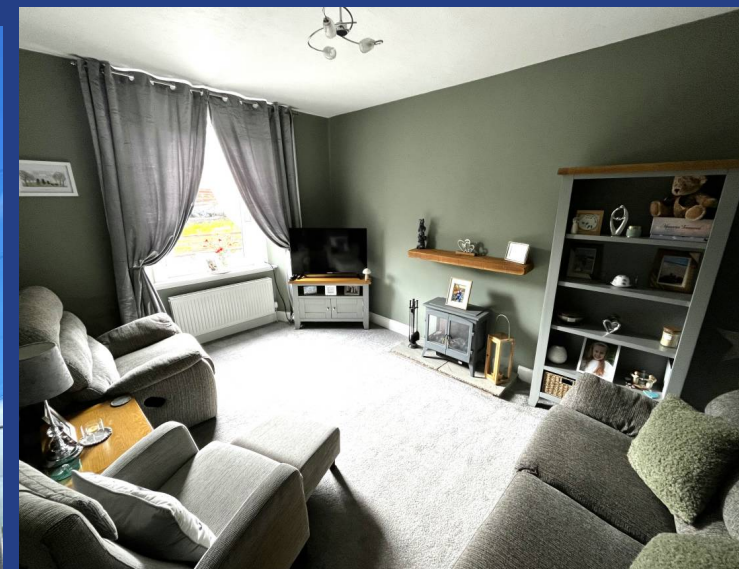
*Solicitors & Estate Agents*

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk)

[www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)



See all our properties at  
**OnTheMarket.com**



**4B WELLOGATE PLACE, HAWICK, TD9 9JG**  
**THREE BEDROOM UPPER MAISONETTE WITH GARDEN**

**EPC C**  
**OFFERS AROUND £99,500**

## 4B WELLOGATE PLACE, HAWICK, TD9 9JG

### OFFERS AROUND £99,500



This well presented three bedroom maisonette is situated in a popular part of town a very short walk to the town centre and local amenities. Offered for sale in excellent order, the property would make an ideal first time buy as a starter family home. There is a well kept private area of garden across the road with lawn and shed and there are excellent storage facilities.

The property is entered from the front door to a carpeted stair to first floor level where the lounge, dining kitchen, bedroom 3 and bathroom are all located. The well presented lounge is situated to the rear overlooking the garden and has been recently redecorated to a pleasing standard in a sage green with carpet flooring and a slate hearth for ornamental stove. The spacious dining kitchen overlooks the front of the property with a lovely view. There are a range of cream floor and wall mounted units with integrated fridge freezer, space for a washing machine and slimline dishwasher and integrated oven and gas hob. There is a one and half bowl stainless steel sink and ample space for a small dining table and chairs. Also situated on the lower level is bedroom 3. This is a single sized room which could be used for variety of purposes and has a double glazed window to the front. The family bathroom comprises a three piece suite of bath with electric shower located over, wash hand basin and WC.

Carpeted stairs lead to the upper landing where there is integrated storage in the eaves and access to two spacious double bedrooms. Both bedrooms are generously sized (one to the front and one to the back) and the master bedroom has a range of newly fitted wardrobes offering excellent storage facilities.

Externally, the property has a private garden to the rear which has a recently erected fence surrounding an area of lawn with clothes drying facilities and patio area. There is also a timber garden shed for storage.

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.

#### ROOM SIZES

Lounge: 3.23 x 4.22  
Kitchen: 3.47 x 3.21  
Bedroom One: 4.47 x 4.00  
Bedroom Two: 2.88 x 3.56  
Bedroom Three: 2.01 x 2.13  
Bathroom: 3.47 x 1.15

#### EPC: C COUNCIL TAX BAND: A

**FIXTURES AND FITTINGS:** All carpets and floor coverings included in the sale and all kitchen and bathroom fittings.

**SERVICES:** Mains water, 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](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) 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.

