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11 DAYKINS DRIVE, HAWICK, TD9 8PF

**THREE BEDROOM LINKED DETACHED HOUSE WITH GARAGE**

**EPC C**  
**OFFERS OVER £230,000**

# 11 DAYKINS DRIVE, HAWICK, TD9 8PF

## OFFERS OVER £230,000



Well presented linked detached family home in a quiet cul de sac on the edge of town. The property benefits from off street parking and driveway and low maintenance front and rear gardens which are mainly decked. Internally there is a bright lounge with access through to a stylish and well appointed kitchen diner and additional family room. There are three bedrooms, family bathroom and ground floor WC and utility area. This really is an ideal family home.

Entering from the front, a vestibule leads through to the lounge which is well presented in neutral tones, carpet flooring and has a carpeted stair to first floor level and an open archway through to the kitchen diner. There is a large double glazed window overlooks the front decking. The kitchen, which is situated to the rear of the property, is a stylish and sociable space with floor and wall mounted kitchen units in navy and an attractive island/dining area. There is an integrated oven and microwave and an induction hob with extractor above in addition to ample work surface areas. There is a useful storage cupboard in here and access through to both the utility room and family room. The family room is a pleasant additional facility situated in the rear garden with doors directly out to the rear decking. It is nicely decorated in a patterned wallpaper and has carpet flooring. Also accessed off the kitchen is the utility area which has a range of timber effect work surfaces and space for an upright fridge freezer and other white goods such as washing machine and tumble drier. From the utility area, a door leads to the garage and there is also a back door to the garden. Completing the ground floor accommodation is a handy two piece cloakroom with WC and wash hand basin set into vanity furniture.

The first floor is accessed via a carpeted staircase from the lounge and leads up the landing where is a storage cupboard. There are three bedrooms within the property, all presented in neutral tones and with carpet flooring and have built in storage facilities. The family bathroom is both modern and well equipped, comprising of a bath with mixer shower over, wash hand basin and WC. The majority of the bathroom is aqua panelled in black.

Externally, the property has off street parking and single car garage. The front garden is enclosed by fencing and is decked for ease of maintenance. The rear garden has also been decked and currently houses three dog kennels (which could easily be removed if so desired) and a shed which could be used for a variety of purposes.

Daykins Drive is a quiet cul de sac in a popular area of town. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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 4.96 x 4.90  
Kitchen Diner 4.89 x 3.73  
Family Room 4.31 x 2.50  
Utility 2.71 x 2.35  
WC 1.64 x 1.61  
Master Bedroom 2.57 x 4.52  
Bedroom 2 2.64 x 3.41  
Bedroom 3 3.48 x 2.15  
Bathroom 2.38 x 2.00

**Council Tax Band:** D **EPC:** C

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

**SERVICES:** Mains water, drainage, gas 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.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

