



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

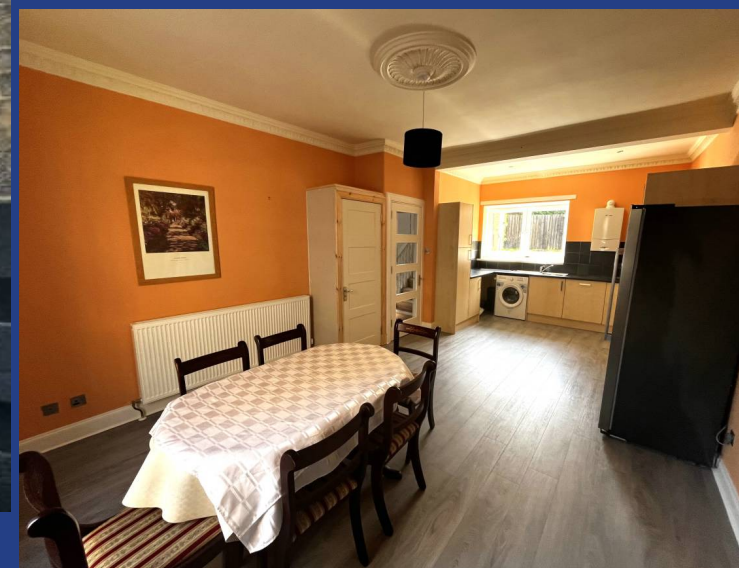
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**8 BOURTREE TERRACE, HAWICK, TD9 9HN**  
**THREE BEDROOM CENTRALLY LOCATED HOUSE WITH GARAGE**

**EPC D**  
**OFFERS AROUND £190,000**

# 8 BOURTREE TERRACE, HAWICK, TD9 9HN

## OFFERS AROUND £190,000



Tucked away off the main street in a quiet cul de sac, this detached three bedroom dwelling house is an ideal family home for those looking to be in the heart of town and close to all amenities. With generously sized bedrooms and private parking and garage, early viewing is recommended.

The property is entered through a vestibule to the hallway which provides a carpeted stair to the first floor level and has a handy two piece cloakroom with WC and wash hand basin. Located on the ground floor are the lounge and dining kitchen. The lounge, which is decorated in a striking shade of navy, has a double glazed window to the front and side and ample space for furniture. The rear of the room would make an ideal dining/entertaining space if so desired. The large dining kitchen is a double aspect room with windows to the front and rear allowing a flood of light. The kitchen area benefits from beech effect floor units with black work surfaces and laminate flooring. The wall mounted gas boiler is situated in here and there is an integrated oven with matching gas hob and stainless steel extractor. Located beneath a window is a single bowl sink and drainer and space for a washing machine. There is also space for a large fridge freezer and table and chairs. The kitchen has two good sized storage cupboards and ornate coming adds character.

The upper landing has a large storage cupboard and provides access to the three double bedrooms and family bathroom. The three double bedrooms are all well presented and extremely spacious offering ample space for freestanding bedroom furniture. The four piece family bathroom was refurbished around 2 years ago and comprises a four piece white suite of walk in shower enclosure with mixer shower, wash hand basin, WC and bath. On the landing is a hatch with pull down ladder providing access to the loft space.

Externally, the property has a drying area, private patio and a timber garage with off street parking.

Bourtrees Terrace is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure 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, 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 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: 7.33 x 3.56  
Kitchen: 7.30 x 3.94  
Bedroom One: 3.87 x 4.80  
Bedroom Two: 4.49 x 3.94  
Bedroom Three: 3.97 x 3.39  
Bathroom: 2.86 x 3.28

### EPC RATING: D COUNCIL TAX BAND: C

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

**SERVICES:** Mains water, drainage, gas 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 ace for freestanding 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.



TOTAL FLOOR AREA: 1475 sq.ft. (137.0 sq.m.) approx.

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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