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DUNTERSDALE, 6 THE VILLAGE, HAWICK, TD9 0AH
FOUR BEDROOM VICTORIAN DETACHED HOUSE WITH GARDEN

EPC D
OFFERS AROUND £290,000

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We are delighted to bring to the market this impressive centrally located four-bedroom Victorian dwelling house offered for sale in good order throughout. Benefitting from many traditional period features, the property has been sympathetically modernised over the years and provides a fine family home with off-street parking and an enclosed rear garden mostly laid to lawn. Early viewing is recommended.

The property is entered from the front via a vestibule through to the hallway which has a turning staircase to the first floor and a feature arched window. The bright and welcoming lounge is situated to the front and is beautifully decorated retaining ornate cornicing to the ceiling, ornamental fireplace and a lovely bay window. Double doors from the lounge lead through to the dining room which is a very sociable space situated to the rear with French doors out to the garden a patio and a useful storage cupboard. The kitchen offers more casual dining space and has a range of floor and wall units in white with timber effect flooring. There is a fridge freezer and an integrated dishwasher. There is also a range cooker with stainless steel extractor above (all included in the sale), a one and a half bowl sink and drainer. Also located on the ground floor is the utility room which has a sink and a washing machine. There is excellent storage plus a WC and a door to the back garden.

Carpeted stairs lead up to the first-floor level and on the first half landing the bathroom and a double bedroom are located. The family bathroom comprises a four-piece white suite of bath, shower enclosure, WC and wash hand basin. There is practical tiled flooring and partial wall tiling. The bedroom located here is a good-sized double room with carpet flooring and a window overlooking the rear garden. On the main landing are three further bedrooms all situated to the front overlooking the Slitrig River. Two of these bedrooms are good sized double rooms, one with a three-piece ensuite shower room, and the third bedroom is a smaller single room that could be used as a home office if so desired.

Externally, the property has off-street parking to the front by way of gravel drive and a pathway leads around to the rear garden where there is a pleasant area of patio and large enclosed garden laid mainly to lawn. There is a large timber dog kennel/shed also included in the sale.

ROOM SIZES

Lounge: 3.85 x 4.86
Dining Room: 3.46 x 2.86
Dining Kitchen: 2.83 x 5.19
Utility: 3.81 x 1.98
Bedroom One: 3.88 x 4.98
Bedroom Two: 2.96 x 3.68
En Suite: 2.80 x 1.25
Bedroom Three: 3.53 x 3.02
Bedroom Four: 2.09 x 2.64
Bathroom: 2.85 x 3.02

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.

EPC: D COUNCIL TAX BAND: E

FIXTURES AND FITTINGS: The sale shall include all carpets, floor coverings and integrated appliances. Range cooker also included in the sale.

SERVICES: Mains water, gas, drainage and electricity. Double glazing.

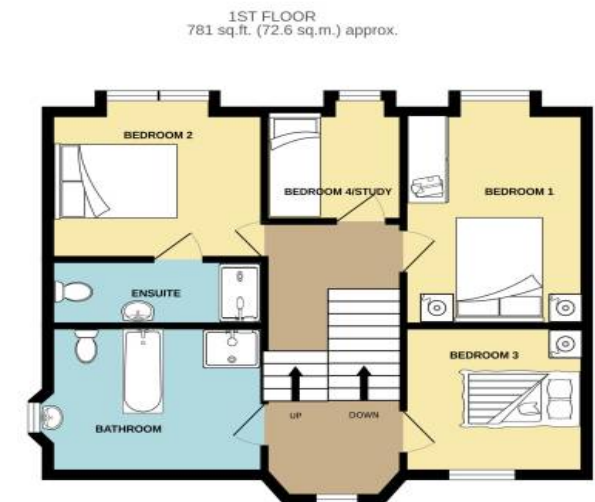
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

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 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.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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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