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13 SLITRIG CRESCENT, HAWICK, TD9 0EN
FIVE BEDROOM MID TERRACED HOUSE WITH GARDEN

EPC D
OFFERS AROUND £170,000

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Situated on the attractive Slitrig Crescent, this five bedroom mid terraced family home offers an ideal opportunity for those looking to be close to the town centre but in a quiet and tranquil location. Offered for sale in good order with potential for modernisation, the property has a private front and rear garden and must be seen to fully appreciate its size and scope.

Entered from the front, the property is accessed through a vestibule in to the hallway which has stairs to the first floor level and provides access to the lounge and a ground floor en suite bedroom. The bedroom is a well proportioned double room located to the front with three piece en suite shower room off making an ideal space for guests or teenage children looking for their own space. The bright and spacious lounge also overlooks the front towards Slitrig Crescent and is decorated in neutral tones with timber effect flooring and a Fyfe stone fireplace. There is a storage cupboard in here and access through to the kitchen. The kitchen is situated at the rear of the property and benefits from a range of floor and wall mounted units in cream with timber effect worktops and tile effect flooring. There is an integrated cooker with a gas hob adjacent and extractor located above. A large window overlooks the back garden with a single bowl sink below and the wall mounted gas boiler is also located in here and there is space for under counter white goods as so desired. The inset wood burner provides a pleasing feature and there is ample space for a dining table and chairs. Located adjacent to the kitchen is a back porch/utility which offers access out to the back garden.

The first floor accommodation comprises two double bedrooms and the family bathroom. Each bedroom is a bright and generous double room with built in storage and windows to both the front and rear allowing a flood of natural light. The family bathroom is situated to the front and comprises a three piece white suite of bath with electric shower over, wash hand basin and WC.

Stairs the first floor provide access up to the second/attic level where there are an additional two bedrooms. There two rooms are decorated in neutral with laminate flooring and built in storage cupboards.

Externally, the front garden is mainly chipped for ease of maintenance and a pathway leads to the front door. A passage way also leads down the side of the house providing access to the rear garden (handy for wheelie bins.) The enclosed rear garden is mainly paved and has a shed in situ for garden storage.

ROOM SIZES:

Lounge: 4.40 x 5.56

Kitchen: 5.27 x 3.62

Ground Floor Bedroom : 3.47 x 3.05

En Suite: 1.48 x 2.67

Bedroom: 4.35 x 6.02

Bedroom: 4.03 x 5.75

Bathroom: 3.00 x 1.78

Attic Bedroom: 3.85 x 3.63

Attic Bedroom: 4.43 x 3.67

EPC: D COUNCIL TAX BAND: D

Located a stone's throw from the town centre, Slitrig Crescent is a quiet residential area which has easy access to the High Street. The award winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick 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.

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

SERVICES: Mains water, drainage, gas & 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.

