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14 WHITEHAUGH VIEW, HAWICK, TD9 0DE
THREE BEDROOM MID TERRACED HOUSE WITH PATIO

EPC C
FIXED PRICE £118,500

14 WHITEHAUGH VIEW, HAWICK, TD9 0DE

OFFERS AROUND £118,500



This delightful three bedroom dwelling house is a must see situated in the heart of the "West End." Offered for sale in good order, the property has a private patio area to the front and three good sized bedrooms. Ideal family home and situated in the catchment area for Drumlanrig Primary School.

The property is entered via a UPVC front door where there is also a useful outhouse for storage. The split level hallway is carpeted and has stairs to the lower and upper landings. The lower landing has a useful storage cupboard and provides access to the kitchen and lounge. The kitchen is situated to the rear of the property and offers a lovely view towards Wilton Lodge Park via a double glazed window. There is a range of floor and wall mounted kitchen units in timber and space for a small table and chairs. There is space for a freestanding fridge freezer and washing machine and located beneath the window is a one and half bowl sink and drainer. There is also an integrated cooker with extractor above and electric hob. The lounge is a bright double aspect room with double glazed windows to the front and rear allowing a good deal of light. There is carpet flooring in here and it is decorated in a neutral colour scheme. The main focal point of the room is the electric fire suite.

On the upper level of the property are two large storage cupboards (one housing the gas boiler which was installed approx. 2019). There are then three good sized bedrooms (two doubles and one large single) The bedrooms are all neat and tidy order with carpet flooring and ample space for bedroom furniture. The shower room is both stylish and well-appointed and comprises a three piece white suite of corner shower enclosure, wash hand basin and WC.

Externally, the property has a private paved front garden.

Located in the popular West End of the town, Whitehaugh View is a quiet residential area which has easy access to the town centre, a bus stop nearby as well as a local corner shop in the immediate area. Hawick High School and Drumlanrig Primary School are also a short walk away offering a high degree of primary and secondary education. 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.

ROOM SIZES:

Lounge: 5.40 x 3.69
Kitchen : 3.07 x 2.65
Bedroom One: 2.66 x 4.83
Bedroom Two: 3.83 x 2.79
Bedroom Three: 2.47 x 3.32
Shower Room: 2.77 x 2.05

EPC: C COUNCIL TAX BAND: B

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

SERVICES: Mains water, drainage, gas & 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 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.

