



Geo. & Jas. Oliver W.S.

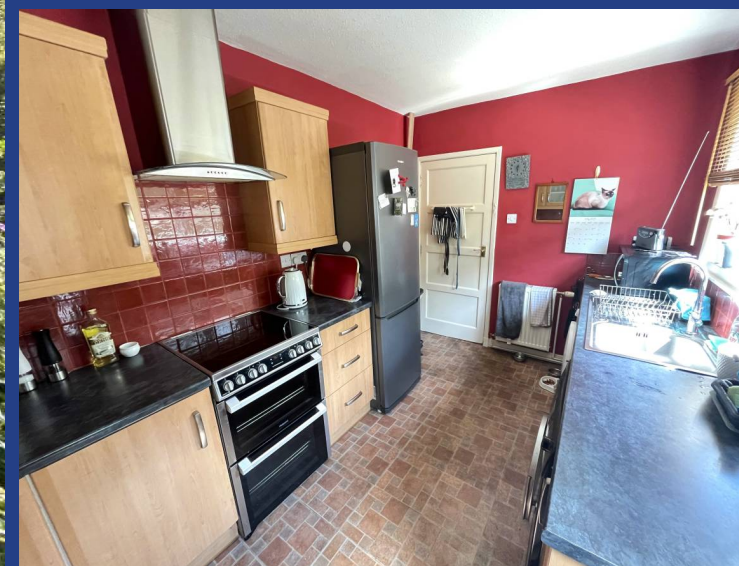
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21 ASHLOANING, DENHOLM, HAWICK, TD9 8NW
THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN

EPC D
OFFERS OVER £150,000

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Set in the heart of the ever-popular village of Denholm, 21 Ashloaning is a semi detached three-bedroom dwelling house with front and rear gardens in a quiet cul de sac. Making an ideal family home, the property has three good sized double bedrooms on the first floor and a spacious lounge with dining area, kitchen and bathroom on the ground floor. Early viewing is recommended due to its village location.

Internally on the ground floor the hallway provides a welcoming entrance via a vestibule and offers access to the lounge, bathroom and kitchen. The bathroom is located to the rear and houses a three piece white suite of bath, wash hand basin and WC and there is an electric shower over the bath with glazed shower screen. The wash hand basin and WC are set into attractive vanity furniture for storage and there is practical aqua boarding to the bathing area. Located to the front of the property is the spacious lounge which is decorated in neutrals with carpet flooring and a cosy wood burner making a pleasing focal point. To the rear of the lounge is a designated dining area with ample space for a table and chairs and a door leads through to the kitchen. The kitchen is situated to the rear of the house and has a door providing access out to the back. There is a range of beech effect floor and wall units with black worksurfaces and tiled splashbacks. Space for a fridge freezer, washing machine, electric cooker and tumble drier. There is also vinyl flooring and a single bowl sink beneath a window to the rear.

The first floor provides access to the upper landing where there is a useful storage cupboard and three double bedrooms. All the bedrooms are well presented with carpet flooring and each has built in storage. Externally, the front garden has an array of mature shrubs and plants and there are steps up to the front door. Situated to the side and rear is additional garden ground. The side garden is laid mainly to lawn and has a timber garden shed. The mature rear garden also has a small pond and timber summer house.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

ROOM SIZES:

Lounge: 4.26 x 3.74

Dining: 2.87 x 2.50

Kitchen: 4.11 x 2.47

Bedroom One: 3.28 x 3.32

Bedroom Two: 4.15 x 4.09

Bedroom Three: 3.69 x 3.59

Bathroom: 1.92 x 1.94

APPROXIMATE JOURNEY TIMES: Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

SERVICES: Mains water and electricity. Oil fired central heating.

VIEWING: Strictly by appointment with Geo & Jas Oliver WS.

FIXTURES & FITTINGS: Included in the sale are all carpets, lighting and bathroom fittings.

HOME REPORT: Available upon request.

EPC: D COUNCIL TAX: B

VIEWING: By appointment with Geo and 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.

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