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7 BUCCLEUCH PLACE, HAWICK TD9 0HP
TWO/THREE BEDROOM HOUSE WITH PATIO GARDEN

EPC E
OFFERS AROUND £145,000

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Early viewing is recommended of this centrally located end terraced dwelling house offered for sale in good decorative order. Located a stone's throw from both Hawick High and Drumlanrig Primary Schools, the property could be used as either a 2 or 3 bedroom house and has a private enclosed patio. Ideal downsize opportunity.

Located on the lower level of the property is the lounge/bedroom, sitting room, kitchen and utility. The welcoming hallway provides access to the majority of the ground floor accommodation and has a large understair cupboard. The lounge is a bright and spacious room located to the front with a bay window and is decorated in mainly neutral tones with a feature wall in navy. There is attractive corning to ceiling and a useful recess display area. This could also be used as a double bedroom is so desired. The second public room is located to the side of the property and provides access through to the kitchen via a glazed door. This room has laminate flooring and mainly neutral décor. A double glazed window overlooks the side. The galley kitchen comprises a range of floor and wall units in sage green and there is tiling to splash back areas. There is an electric hob in situ and integrated double oven. Located beneath a window to the side is the sink and drainer. The utility room is accessed off the kitchen and has floor and wall mounted timber units and space for an under counter fridge. There is a door from here leads out to the enclosed courtyard.

Located on the upper level are two well presented double bedrooms with carpet flooring. The family bathroom comprises a three piece white suite with bath with electric shower over, wash hand basin and WC.

Externally with the property is an enclosed low maintenance patio and an external store.

Located in the popular West End of the town, Buccleuch Place 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 very 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/Bedroom: 4.47 x 4.69
Sitting Room: 3.90 x 3.85
Kitchen: 2.92 x 4.69
Utility: 1.96 x 2.20
Bathroom: 1.85 x 1.96
Bedroom: 4.47 x 4.69
Bedroom: 3.90 x 3.85

EPC: E COUNCIL TAX BAND: B

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

SERVICES: Mains water, mains 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.

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.

