



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



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21 LIDDESDALE ROAD, HAWICK, TD9 0EW

THREE BEDROOM MID TERRACE HOUSE CLOSE TO TOWN CENTRE

EPC D
OFFERS AROUND £175,000

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We are delighted to offer for sale this recently renovated mid terraced family home located a short and flat walk to the town centre in a popular part of town. Offered for sale in immaculate order, the property benefits from newly installed gas central heating, double glazing, log burner and stylish kitchen and bathroom facilities. There is an enclosed flat rear garden with home office/summer house and garden shed. The fully floored and insulated attic is also a great addition that could be used for a variety of purposes.

Entered at the front, the welcoming hallway provides access to the lounge and spacious dining kitchen and has stairs to the upper level with storage beneath. The sitting room overlooks the front garden and has been freshly decorated in a striking green with newly installed log burner offering a cosy focal point. The dining kitchen runs the length of the back of the house with double glazed French doors opening out to the enclosed rear garden. The kitchen is immaculately finished and has ample space for a dining table and chairs. There are a range of modern floor and wall mounted kitchen units with white marble effect worktops and a single bowl sink. The flooring is attractive and practical herringbone style and there is an integrated fridge freezer, double oven and induction hob. Within the kitchen is also a small utility cupboard offering useful storage space and this houses the Hive heating system, gas combi boiler (installed 2024) and offers space for a washing machine.

The stairs in the hallway lead up to the upper landing where the bathroom and three bedrooms are located. Two of the bedrooms are good sized double rooms with carpet flooring and mainly neutral décor. The master room has handy built in wardrobes. The smaller third bedroom is also well presented and has an access hatch with loft ladder up to a very large attic room which could be used for a variety of purposes such as office/playroom. The family bathroom has also been recently updated and comprises a four piece white suite of freestanding roll top bath, shower enclosure, wash hand basin and WC. There is also attractive timber panelling in here.

Externally, the property has a small front garden with log store and a variety of plants and shrubs. The rear garden, which is bounded by timber fencing, is laid mainly to lawn and has a timber garden shed and a summer house with power and light currently used as a home office.

Liddesdale Road is set in a quiet location and a short level walk to the centre of Hawick, a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and is also the venue for the famous annual

Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge 4.68 x 4.13

Dining Kitchen 3.28 x 5.20

Bedroom 3.53 x 3.44

Bedroom 3.28 x 3.32

Bedroom 3.51 x 2.28

Bathroom 2.34 x 2.78

Fully floored and insulated attic room with power and light.

EPC: D COUNCIL TAX BAND: B

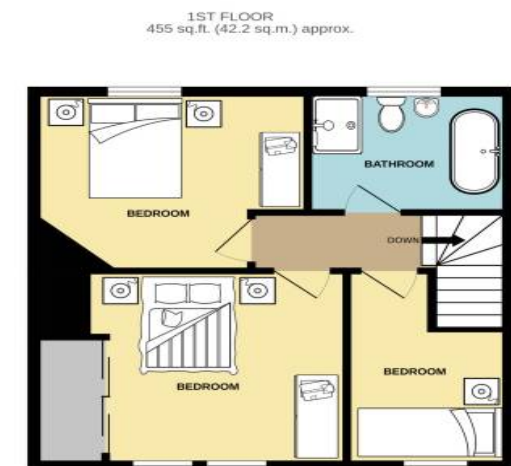
FIXTURES AND FITTINGS: All carpets and floor coverings included in the sale and all kitchen integrated appliances, light fittings and blinds.

SERVICES: Mains water, drainage, gas and electricity. Double glazing installed 2024. Gas central heating with Hive and wood burning stove in lounge (all 2024) The property was also fully rewired in 2024.

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.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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