



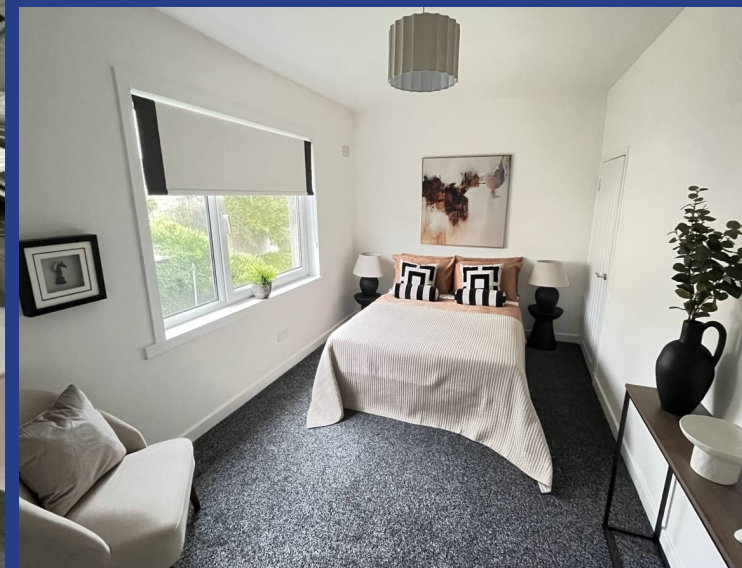
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**38 LEISHMAN PLACE, HAWICK, TD9 8EZ**  
**THREE BEDROOM MID TERRACED HOUSE WITH GARDEN**

**EPC C**  
**OFFERS AROUND £125,000**

# 38 LEISHMAN PLACE, HAWICK, TD9 8EZ

## OFFERS AROUND £125,000



38 Leishman Place forms beautifully presented mid terraced family home in a popular residential area on the outskirts of town. Offered for sale in excellent order, this property would make an ideal starter family home and has front and rear gardens with a mix of lawn and decking.

The property is entered via the welcoming hallway which has a large storage cupboard with coat hooks and a carpeted staircase to the first floor level. The spacious lounge is a freshly decorated bright double aspect room with windows to both the front and rear allowing a flood of natural light. The lounge area has practical herringbone style flooring and there is ample space at the back of the room for a dining table and chairs if so desired. The stylish and well appointed kitchen is accessed off the dining area and has been recently refitted. Situated to the rear of the property with a door out, the kitchen benefits from a range of floor and wall mounted units in dark grey with wooden effect worktops and a marble effect tiled splashback. There is an integrated oven and matching electric hob and space for both a washing machine and upright fridge freezer. Located beneath a window to the rear is a stainless steel sink and drainer and there is a storage cupboard where the boiler is located.

A newly carpeted staircase provides access to the first floor landing where there is a useful storage cupboard. There are three immaculately presented bedrooms on this level all freshly decorated in a neutral colour palette with carpet flooring. Two of the bedrooms have built in storage cupboards. The family bathroom has also been recently upgraded and offers a three piece white suite of bath with mixer shower and a wash hand basin and WC both set into white vanity furniture. The bathing area is tiled in a pleasant marble effect tile and there is a chrome wall mounted heated towel rail.

Externally, the property has an enclosed rear garden laid mainly to lawn and at the front of the property is a small area of low maintenance decking.

### ROOM SIZES

Lounge 3.48 x 6.43  
Kitchen 2.75 x 3.40  
Bedroom One 4.74 x 3.71  
Bedroom Two 4.74 x 2.65  
Bedroom Three 2.73 x 2.44  
Bathroom 2.05 x 1.60

Located on the outskirts of town, the property has easy access to the town centre, a bus stop nearby as well as local shops in the immediate area. Burnfoot Primary School is a short walk away. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing.

**COUNCIL TAX BAND:** B **EPC :** C

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

**SERVICES:** Mains water, gas, drainage and 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.

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**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.

