



Geo. & Jas. Oliver W.S.

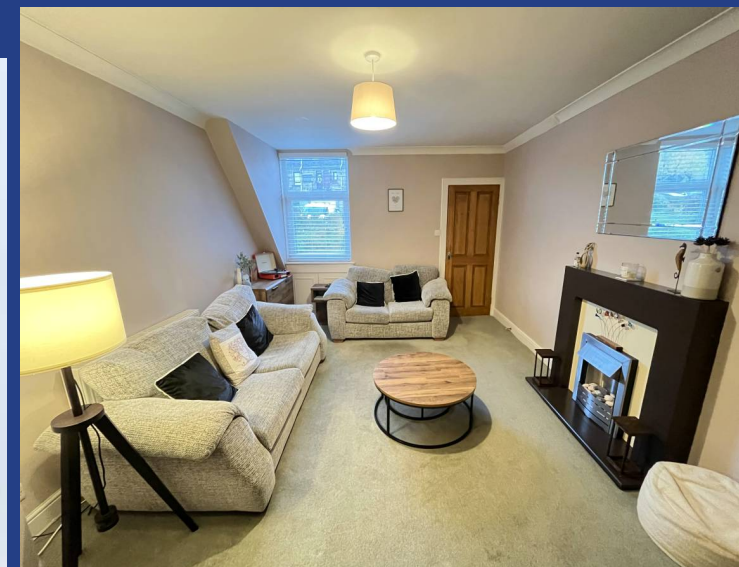
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9A WILTON HILL, HAWICK, TD9 8BA

TWO BEDROOM UPPER MAISONETTE WITH GARDEN

EPC C
OFFERS AROUND £130,000

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OFFERS AROUND £130,000



9a Wilton Hill is an attractive two-bedroom property located within the first floor of a period house with many original features and an abundance of character. Situated in a prestigious location close to the town centre and many local amenities, the property would make an excellent purchase for a first-time buyer or those looking for a down size. It is accessed from the rear where there is a private and well tended garden, allocated parking and "same level" access.

The front door, accessed at the rear of the property leads into the vestibule where there are a range of coat hooks. The spacious hallway has a useful storage cupboard where the boiler is located and there is plumbing in here for a washing machine. A door leads through to the lovely welcoming lounge which is situated to the rear and overlooks the beautifully kept back garden. The main focal point of the lounge is the inset gas fire and it is pleasantly decorated in neutral tones with cosy carpet flooring. A door from here leads through to an inner hallway where the remainder of the accommodation is situated. The breakfasting kitchen is also located to the rear and has a good range of cream shaker style units with marble effect worktops in black. There is a built in fridge freezer and oven and hob and there is a single bowl stainless steel sink beneath the Velux window and space for a small table.

There are two good sized double bedrooms overlooking the front of the property and a three piece shower room with WC, wash hand basin and shower enclosure.

The private garden area is laid to lawn with clothes drying facilities and bounded by mature shrubbery. Also located at the rear of the property is private allocated parking for one vehicle.

Lounge: 3.69 x 5.53
Kitchen: 5.00 x 3.34
Bedroom One: 5.00 x 4.76
Bedroom Two: 3.70 x 3.77
Shower Room: 2.39 x 3.17

Wilton Hill is situated on the main road out of Hawick on the A7 in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close 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, Hawick 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. The town 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.

EPC: C COUNCIL TAX BAND: B

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

SERVICES: Mains water, gas, drains 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.

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.

