



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



See all our properties at
OnTheMarket.com



WESTGATE COTTAGE, WESTGATE, DENHOLM, TD9 8LT
END TERRACED COTTAGE WITH GARDEN AND PARKING

EPC D
OFFERS AROUND £260,000

WESTGATE COTTAGE, WESTGATE, DENHOLM, TD9 8LT

OFFERS AROUND £260,000



Set in the heart of the ever-popular village of Denholm, Westgate Cottage forms a charming end terraced dwelling house with a delightful and enclosed rear garden and a sunny conservatory. To the rear of the property there is a single garage and private parking. Deceptively spacious from the outside, this desirable family home offers an abundance of character and three good sized bedrooms. Early viewing is recommended due to its popular village location.

Internally on the ground floor the front porch provides access through to a welcoming hallway with attractive stained glass offering a striking feature. A carpeted staircase leads up to the first floor and there are two bright public rooms off this hallway both located to the front with double glazed windows offering a flood of natural light and presented in mainly neutral tones with feature fireplaces. From the living room, a door leads though to a back hallway where there is a large storage cupboard and a rear porch with a range of storage and coat hooks and a door from the porch leads out to the beautifully manicured back garden. The rear hallway also provides access through to a utility room, downstairs shower room and the dining kitchen. The utility is a useful additional facility where the wall mounted oil boiler is located and there is space and plumbing for a washing machine. The shower room is situated to the rear and benefits from a white three piece suite of corner shower enclosure with electric shower, wash hand basin and WC. Completing the ground floor accommodation is the commodiously proportioned dining kitchen which opens through to the conservatory overlooking the garden via sliding doors. The kitchen has a range of oak effect wall and floor units and practical tile effect flooring. There is an integrated under counter fridge and oven and hob with chimney style cooker hood above. Ample space for a dining table and chairs.

The first floor is accessed via a carpeted staircase from the hallway. The upper landing has good storage facilities and provides access to the bedrooms. There are two spacious double rooms with a range of built in cupboards and a smaller single room, all well presented in light neutral tones and carpet flooring.

Externally, there is a small low maintenance front garden with front porch. The immaculately kept rear garden is laid mainly to lawn with a patio area and green house. The oil tank is located out here and a timber gate leads out to the parking/garage.

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:

Sitting Room: 4.76 x 3.27
Living Room: 3.30 x 5.05
Dining Kitchen: 4.38 x 3.84
Shower Room: 1.91 x 2.01
Utility Room: 1.92 x 1.75
Rear Porch: 2.04 x 3.31

Bedroom One: 3.48 x 4.24
Bedroom Two: 3.74 x 3.65
Bedroom Three: 2.12 x 3.08
Bathroom: 2.06 x 1.89

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

SERVICES: Double glazing. 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:** D

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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

