



Geo. & Jas. Oliver W.S.

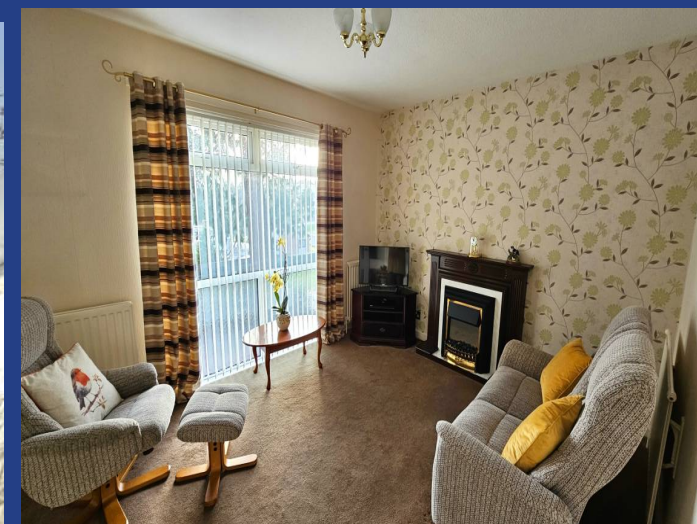
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1 MELROSE COURT, HAWICK, TD9 7JZ

THREE BEDROOM END TERRACED HOUSE

EPC E
OFFERS £105,000

1 MELROSE COURT, HAWICK, TD9 7JZ

OFFERS AROUND £105,000



1 Melrose Court forms an end terraced three bedroom family home in a pleasant part of town with lovely views over the rear. Offered for sale in neat and tidy order, the property would make an ideal family starter home with potential for modernisation if so desired. Wilton Primary School is a short walk away and there is a well kept front drying green and private patio to the rear.

Entered into the hallway, carpeted stairs lead to the first floor landing. The hallway has a large storage cupboard and provides access to the lounge and kitchen diner. The lounge is a spacious and bright room with double glazed windows overlooking the rear and a glazed door leads through to the dining area from here. There is a pleasant electric fire offering a cosy focal point. The kitchen area has a range of timber floor and wall units in situ with marble effect worksurfaces and practical laminate flooring. There is a one and a half bowl stainless steel sink and drainer and space for a washing machine, gas cooker and fridge freezer. The floor mounted boiler is also located in here. The dining area offers ample space for a dining table and chairs and has practical herringbone effect flooring and a window to the rear.

Located on the upper level are three bedrooms. Two of the rooms are well presented double bedrooms with built in storage and the third room is a smaller single bedroom with a built in wardrobe and carpet flooring. The well appointed shower room comprises a three piece white suite of shower enclosure with electric shower, wash hand basin and WC. Externally with the property there is an integrated outhouse by the front door for storage which is surprisingly spacious and could be used as a home gym or similar. The front drying green (shared with number 2) is laid mainly to lawn and there is a well kept patio at the rear.

Melrose Court is set in a pleasant residential area situated close to the outskirts of town which provides countryside walks and there is regular public transport to the town centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Stitches Primary and Wilton 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, 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: 3.52 x 4.26
Kitchen: 2.98 x 2.85
Dining: 2.44 x 2.53
Bedroom One: 3.22 x 3.52
Bedroom Two: 3.34 x 3.54
Bedroom Three: 2.28 x 3.03
Shower Room: 2.05 x 1.84

COUNCIL TAX BAND: B EPC: E

FIXTURES AND FITTINGS: The sale shall include all carpets, light and bathroom fittings. NB the fridge freezer shown will be removed and replaced with a white one (no warranties given)

SERVICES: Mains water, drainage and 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.onthemarket.com, www.rightmove.co.uk 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.

