



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

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

 **rightmove**
the UK's number one property site

See all our properties at
 **OnTheMarket.com**



2 ANDERSON PLACE, HAWICK, TD9 7LA
THREE BEDROOM, MID TERRACE HOUSE WITH GARDEN

EPC D
OFFERS AROUND £110,000

2 ANDERSON PLACE, HAWICK, TD9 7LA

OFFERS AROUND £110,000

2 Anderson Place forms a mid terraced three bedroom family home in a pleasant part of town a short walk to local amenities. Offered for sale in neat and tidy order, with private front and rear gardens. The property would make an ideal family starter home with Wilton Primary School situated close by.

The property is entered on the split level with a staircase leading to both the lower and upper floors. There are three large cupboards here which are situated at height useful for storage as well as a door providing access to the rear garden. Situated on the lower landing are the lounge and dining kitchen. The lounge is a spacious and bright double aspect room decorated with wallpaper in neutral tone. There is a double glazed window and French style doors looking out to the garden allowing for plentiful natural light. A built in cupboard here houses the electric meter. The dining kitchen, accessed via the hallway or lounge, comprises a range of pine effect floor and wall units. There is tiling to splashback areas and vinyl floor covering throughout. Located beneath a window is the double sink and drainer as well as space under counter for a washing machine. There is a gas hob in situ as well and as an integrated double oven.

Located on the upper level are three bedrooms and the shower room. Two of the rooms are well presented double bedrooms overlooking the front, one of which has built in storage. The third room is a smaller room which would make an ideal office/nursery. 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 are two low maintenance gardens. The small front garden is made up of paving and chipping stones. To the rear, the large garden is spread over two levels with both paved and decked areas.

Anderson Place 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. Stirches 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: 3.22 x 5.71
Kitchen Diner: 3.11 x 5.71
Bedroom One: 3.11 x 3.86
Bedroom Two: 3.22 x 3.86
Bedroom Three: 2.17 x 2.28
Shower Room: 2.07 x 1.74

COUNCIL TAX BAND: B EPC:D

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

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.

