



**Geo. & Jas. Oliver W.S.**

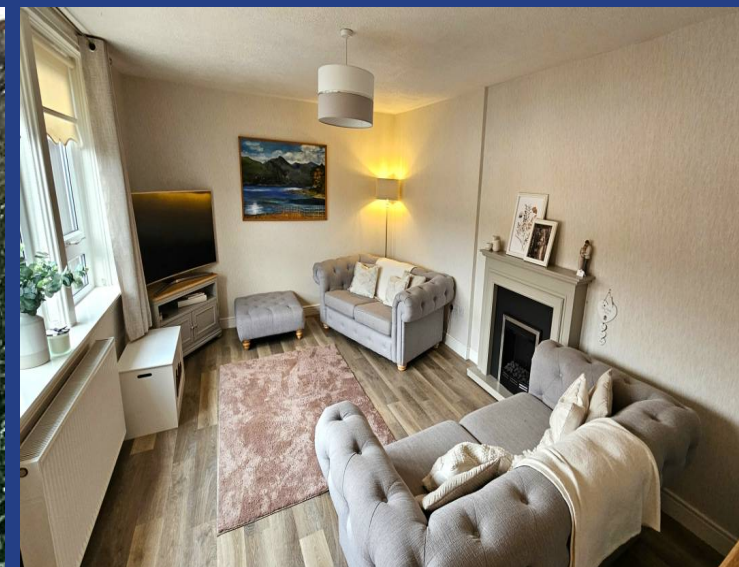
Solicitors & Estate Agents

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**26 HERONHILL CRESCENT, HAWICK, TD9 9RS**  
**THREE BEDROOM SEMI DETACHED HOUSE WITH GARDEN**

**EPC D**  
**OFFERS OVER £140,000**



# 26 HERONHILL CRESCENT, HAWICK, TD9 9RS

## OFFERS OVER £140,000



Early viewing is recommended of this stunningly presented three bedroom family home. Offered for sale in turn key order with well appointed and modern kitchen and bathroom facilities. Situated in a popular part of town, the property has private front and rear gardens and has been recently refurbished by the present owners to a high standard. An Ideal starter family home or downsize opportunity.

Entered from the front, a vestibule with storage opens through to the main hallway which has stairs to the upper level and provides access to the lounge, dining kitchen and bathroom. The lounge is a spacious room overlooking the front garden via a large double glazed window. It is nicely decorated in neutral tones and has a fire surround with inset electric fire offering a pleasing focal point. The dining kitchen has recently been upgraded with a range of cream high gloss floor and wall units as well as a Belfast sink and built in seating area. There is an integrated electric fan oven with induction hob, integrated fridge freezer and herringbone style tiled flooring. A built in cupboard houses the boiler and there is access to the rear garden here. Completing the ground floor accommodation is the bathroom. The room is fully clad with shower boarding and comprises a three piece bath with overhead shower, wall hung vanity sink and matching WC.

The property benefits from three good sized double bedrooms, all are well presented and are in good decorative order. The master bedroom overlooks the front and has a large built in wardrobe. The second and third bedrooms overlook the rear and are currently utilised as a nursery and dressing room.

Externally, there are low maintenance gardens to the front and rear. The rear is enclosed and bounded by both timber fencing and a mature hedge. There is a large patio, clothes drying lawn and elevated decking. As well as a chipped area and garden shed.

Heronhill Crescent is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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: 17.20 x 11.83  
Kitchen: 17.12 x 8.88  
Bathroom: 6.21 x 6.11  
Bedroom One: 14.66 x 8.61  
Bedroom Two: 11.95 x 11.17  
Bedroom Three: 12.60 x 9.28

### COUNCIL TAX BAND: B EPC: D

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

**SERVICES:** Mains water, drains, gas 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](http://www.gandjoliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measured: November 2020

