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4 CHEVIOT ROAD, HAWICK TD9 0BE

**TWO BEDROOM, GROUND FLOOR QUARTER VILLA WITH PRIVATE GARDENS**

**EPC:D**

**OFFERS AROUND £82,000**

## 4 CHEVIOT ROAD, HAWICK TD9 0BE

### OFFERS AROUND £82,000



An attractive two-bedroom, ground floor quarter villa with private gardens to front and rear.

**LOCATION:** Cheviot Road is located in the highly sought-after 'West End' area of Hawick, close to the award-winning 18-hole Vertish Golf Course. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an excellent corner shop within the area as well as a bus stop serving the town. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The Motte Park and the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh ideal for city commuters.

**DESCRIPTION:** Entered via a pathway leading to the front door which opens into a newly carpeted hallway with doors off to most rooms. The lounge is set to the front of the property, and is a bright and airy room with a window to the front, gas fire with marble hearth and wooden surround and useful storage cupboard to one side. A door leads to the kitchen, which is fitted with a good range of wall and base units with marble effect worktop over, sink with tap and drainer and window above and a door leading to the rear garden. The kitchen benefits from a free-standing fridge freezer, washing machine, microwave and electric oven and hob, all of which are included in the sale- ideal for a first-time buyer or rental investor. The master bedroom is a good-sized double room set to the rear with a window over the garden and benefits from built-in wardrobes. The second bedroom is also a comfortable double room with window to the front and again benefits from a built-in wardrobe. There is also a large cupboard in the hallway providing further useful storage. The bathroom is nicely fitted with a three-piece suite comprising bath with electric shower over, wc and wash hand basin with a window to the rear. In good condition throughout, this property would make an excellent starter home or equally suit those looking to downsize with the appeal of ground floor accommodation.

#### ROOM SIZES:

Lounge: 4.95m x 3.85m  
Kitchen: 3.35m x 2.20m  
Bedroom One: 3.65m x 3.40m  
Bedroom Two: 3.65m x 2.20m  
Bathroom: 2.20m x 1.50m

**OUTSIDE:** Nicely maintained private lawns to front and rear, bordered by shrubs and flowering plants. The rear garden could easily be laid to patio and is quiet and not overlooked with beautiful views across the town and to the countryside beyond. Plenty of on-street parking to the front, with the possibility of installing a private parking space given the correct permissions.

**EPC:**D. **COUNCIL TAX BAND:**A.

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

**SERVICES:** Mains water, drains, gas & electricity. GCH. DG.

**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.

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