

Hawick

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The Auld Elms,

6 Fenwick Park, Hawick, TD9 9PA

Offers In The Region Of: £475,000



£20,000 Below Home Report Valuation This spectacular Georgian property is brought to the market in impeccable condition throughout, having been sympathetically renovated over recent years. The Auld Elms, 6 Fenwick Park exemplifies the period style of the late 1800's and offers a unique level of charm to the new buyer, while enjoying a most aspirational situation within the bustling town of Hawick. Adorned with attractive traditional features, inclusive of ornate cornicings, high ceilings and an impressive level of accommodation, viewings are considered essential to truly appreciate the beauty that is on offer within The Auld Elms.



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Location:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.



Description:

Extending over three floors, the detached property enjoys over 250sqm of internal accommodation and brings the perfect balance of modern and traditional glamour. The ground elevation offers an incredibly versatile layout and currently comprises an entrance hallway, family room, lounge, kitchen, dining room – presently set out as an entertainment room, complete with wet bar, a sun room and WC. Moving to the first floor, The Auld Elms benefits from generously proportioned sleeping accommodation, inclusive of three double bedrooms, family bathroom and separate shower room as well as a further three bedrooms being offered within the attic level.

Externally, The Auld Elms has undergone a recent transformation within its garden grounds and now offers a striking, terraced outdoor space for the family to enjoy. Comprising mostly of lawn and deck, the garden ground is relatively easily maintainable and is graced with a multi-car, tarmac driveway.

Overall, The Auld Elms is the ideal home for the larger families while also lending itself to those seeking an investment opportunity.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage. Underfloor heating in both bathrooms.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home Report Value:

£495,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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The Auld Elms, 6 Fenwick Park

Approximate Gross Internal Area = 250.1 sq m / 2692 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketich.com @ (ID1031824)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.