

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**101 Weensland  
Road,**  
Hawick, TD9 9PJ

**OIRO £80,000**



\*£5,000 Below Home Report Valuation\* 101 Weensland Road is a well-presented, two-bedroom quarter villa, located within a sought after residential area of Hawick. Extending to a comfortable 68sqm, the upper apartment enjoys well-proportioned accommodation throughout as well as a well-positioned, elevated situation providing a particularly private aspect to the buyer. Boasting an abundance of on-street parking, the property would ideally lend itself to the first time buyer, small family or rental investor. Viewings are considered essential to fully appreciate.



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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:**

Presented in move in condition, 101 Weensland Road internally comprises an entrance hallway, lounge with adjoining kitchen, family shower room and two generous double bedrooms – both offering a degree of built-in storage facilities. Externally, the property offers a large garden to the rear, and although currently requiring landscaping works, this allows a wonderful opportunity to the buyer to create their own external haven.

**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.

**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:**

£85,000.00

**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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### 101 Weensland Road, Hawick

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

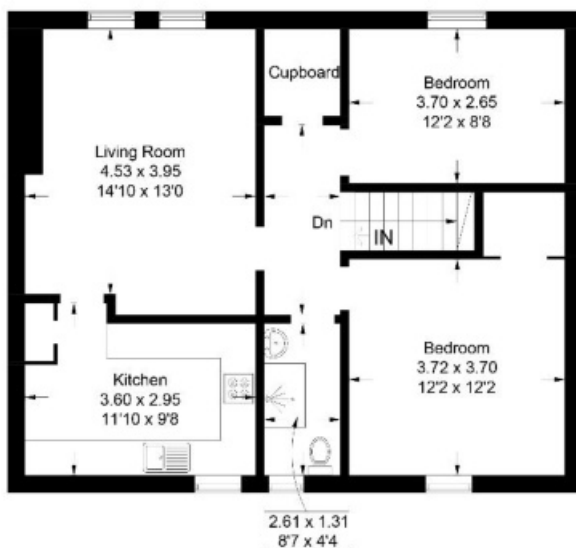


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1069444)

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Interested in this property?

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31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: hawick@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:

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.