

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Wellogate Brae

Hawick, TD9 9ND

OIRO: £90,000



Presented to the market in turn-key condition, 3 Wellogate Brae forms a two bedroom ground floor quarter house positioned overlooking the Terraces area of Hawick. Conveniently located just a short walk from the town centre, the property would ideally lend itself to the first time buyer, small family or those looking for a downsizing opportunity. Early viewing is recommended.



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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

Benefitting from ample storage throughout and internally comprising of an entrance hallway, two double bedrooms, living room, kitchen and modern shower room with wash hand basin and WC. Externally, the property has generous garden grounds to the front and rear with the front garden being mostly laid to lawn, with planted beds and bordered by mature shrubs. The rear garden is graced with a south facing aspect and is mostly laid to lawn, with a recently re-landscaped patio seating area making it the perfect space for al-fresco dining. There is ample on street parking available to the front and the property would ideally lend itself to the first time buyer, small family or those looking for a downsizing opportunity. Early viewing is recommended.

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

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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:

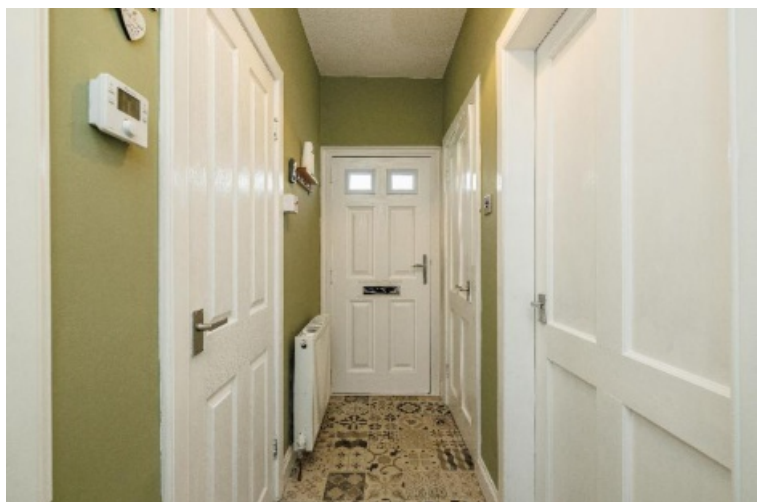
£90,000

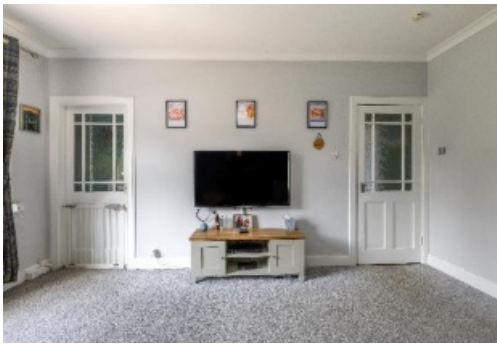
Offers

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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3 Wellogate Brae, Hawick

Approximate Gross Internal Area = 54.7 sq m / 589 sq ft

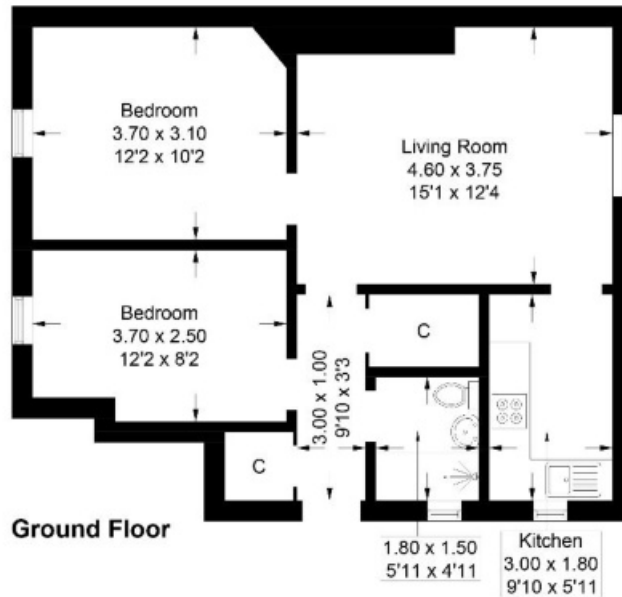


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1078970)

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Hawick, TD9 9BU
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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

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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.