

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Coach House, Borthwickbrae, Hawick, TD9 7NA

OIRO £585,000



£30,000 Below Home Report Valuation The Coach House presents a rare opportunity to acquire a highly configurable, rural property, set in a most tranquil and exceptionally private area with breath-taking views over multiple aspects of the countryside. Comprising two wings – Coach House and the annexed Stables - the substantial, detached family home underwent a full renovation in 2009 that introduced modern living standards to the space whilst retaining an abundance of character and original features. Extending over a generous 352sqm, the two-storey, detached dwelling offers a wealth of accommodation, inclusive of six well-proportioned bedrooms as well as multiple reception areas and should therefore particularly appeal to those in need of a larger family home. Additionally, for those looking to purchase a home with income potential, it should be noted that the property has been utilised as a holiday home in recent years and income can be optimised with each wing providing self-contained accommodation for both holiday and residential lettings.



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EPC:
D

Services:
Mains electricity supply. Private water and drainage. LPG tanks supply the gas cooker in kitchen.



Description

Set within a well-maintained plot of approximately one acre, Coach House is home to a highly versatile internal floorplan, currently comprising an entrance hallway, sweeping lounge with a multi-fuel stove as its focal point, kitchen and WC on the ground elevation. Moving upward to the first floor, Coach House offers a sitting room/office on the landing with three double bedrooms and family bathroom being accessed from the side hallway. This area provides entry to the first floor of Stable House which enjoys a principle bedroom with en-suite shower room and a stairwell leading downwards to the living accommodation, inclusive of the ground floor hallway, lounge, dining kitchen, two further bedrooms and two further shower rooms.

Externally, Coach House is immersed in private, mature garden grounds that comprise a mix of both soft and hard landscaping as well as ample private parking for multiple vehicles within its generous driveway. The grounds further exemplify the private nature of this home, offering a haven to the new buyer while allowing scope for further landscaping works to be conducted. Viewings are considered essential to fully appreciate.

Viewings:

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

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.

Fixtures and Fittings:

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

Home Report Value:

£615,000.00

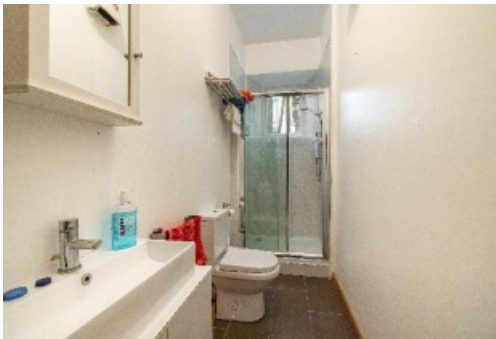
Offers:

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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Approximate Gross Internal Area = 370.2 sq m / 3985 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1076220)

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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.