

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Janall,

28 Crumhaughhill Road, Hawick,  
TD9 0BX

**Offers Over £290,000**



Arranged over a spacious 100sqm, Janall, 28 Crumhaughhill Road is a most impressive addition to the sales market. Residing within a rarely available, established residential area, the detached three-bedroom bungalow offers fantastic scope for the family and is set within wonderfully maintained, surrounding garden grounds. Constructed circa 1972, Janall is presented in turnkey condition and benefits from an abundance of modern fixtures and fittings throughout whilst retaining an array of traditional features. 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:**

Internally comprising an entrance hallway, lounge with elevated views over the town and surrounding countryside, dining kitchen, conservatory, family bathroom with separate bath and shower cubicle as well as three well-proportioned bedrooms, this truly is an exciting opportunity for any buyer. Externally, Janall enjoys wonderful surrounding gardens grounds that have been landscaped to a very high standard, comprising a mix of soft and hard landscaping and offering a south-eastern aspect to the rear as well as a greenhouse and timber shed. In addition, the property is graced with a high level of storage facilities throughout as well as two external stores accessed from the side hallway and a semi-detached single garage offering the buyer fantastic off-street parking alongside that within the driveway.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, light fittings, fitted blinds and the curtains in both the kitchen and lounge. It should be noted that all furniture within the principal bedroom and conservatory would be available upon separate negotiation.

**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.

**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 = 101.7 sq m / 1095 sq ft

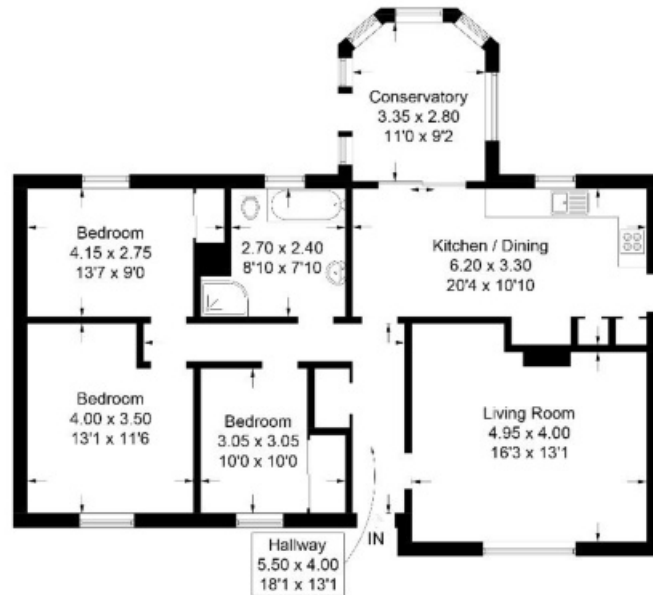


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083886)

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Hawick, TD9 9BU  
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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
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Kelso,	Tel 01573 400 399
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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.