

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Glenview,

2 Orchard Terrace, Hawick, TD9
9LX

OIRO £250,000



Nestled among beautiful, mature garden grounds, and residing on an elevated plot, Glenview, 2 Orchard Terrace is a fine addition to the sales market in Hawick. In need of some renovation throughout, the detached family home offers versatile accommodation to the purchaser, while being located within the highly sought after 'Terraces' area of the town. Extending to an approximate 109sqm internally, viewings are considered essential to fully appreciated.



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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.

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:

E

Viewings:

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

Description:

Constructed 130 years ago, the two storey home is adorned with wonderfully ornate period features throughout and would be the ideal purchase for those looking to sympathetically renovate their forever home. Internally comprising an entrance hallway, lounge with bay window, second lounge / dining room, breakfasting kitchen, conservatory and utility room on the ground elevation, Glenview truly enjoys a wealth of living accommodation. Moving to the upper elevation, 2 Orchard Terrace is home to three well-proportioned bedrooms as well as a four piece family bathroom.

Externally, the detached home is graced with surrounding garden grounds, comprising a mix of soft and hard landscaping and is bounded by well-maintained hedges and shrubbery. Enjoying multiple seating areas, portions of lawn and off-street parking by way of the private driveway and garage, the garden grounds emulate a most peaceful, tranquil haven for the new purchaser to relish.

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 = 130.1 sq m / 1400 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1110005)

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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
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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.