

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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49 Howdenbank, Hawick, TD9 7JY

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OIRO £125,000



Early viewing comes highly recommended on this beautiful end-terraced three-bedroom family home. Presented in move in condition, while allowing the new owner to take their time in renovating, should they wish to do so, 49 Howdenbank is set within a most sought after residential area of Hawick within comfortable walking distance to local amenities and travel links. Bringing a wonderful opportunity to the first time buyer, family or those looking to downsize, the property extends to an approximate 85sqm and enjoys well-maintained garden grounds to the front, side and rear.



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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, the home comprises an entrance hallway, lounge with multi-aspect windows and a well-proportioned kitchen on the ground floor, as well as the family bathroom and three double bedrooms, all with built-in storage facilities, on the upper level. Externally, 49 Howdenbank offers garden grounds that have been landscaped with low-maintenance in mind. Mostly laid to patio and mature flower beds, the space is enclosed by a fenced boundary, providing a child and pet friendly space. Additionally, on-street parking is available in abundance within the nearby cul-de-sac.

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:

C

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:

£125,000.00

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
85.9 sq m / 925 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111164)

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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:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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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.