

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Howdenbank, Hawick, TD9 7JT

**OIRO £140,000**



Home to an impressive level of both internal and external accommodation, 9 Howdenbank, Hawick has the potential to be a phenomenal family home. Presented in move in condition, although would benefit from some upgrading throughout, the two-storey semi-detached dwelling would ideally suit the first time buyer, family or those in need of working from home capability. Viewings are considered essential to fully appreciate.



# 9 Howdenbank,

Hawick, TD9 7JT

OIRO £140,000



**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:**

Constructed in approximately 1960 and extending to 103sqm, 9 Howdenbank boasts bright and spacious accommodation throughout, internally comprising an entrance vestibule, inner hallway, lounge with double aspect windows, dining kitchen and porch on the ground elevation. Moving to the first floor, the property enjoys three well-proportioned double bedrooms – two of which benefit from built-in storage facilities, the modern family shower room and access to the loft.

Externally, the extensive garden grounds forming to the front, side and rear of the home are mostly laid to lawn and patio and host further storage facilities by way of a timber built shed. Enclosed on all sides, the grounds provide the perfect space for entertaining and family life.

**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:**

D

**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:**

£140,000.00

**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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### 9 Howdenbank, Hawick, TD9 7JT

Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D1124078)

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31/35 High Street,  
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Phone: 01450 372336  
Fax: 01450 377463  
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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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.