

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Burn Bank,
The Loaning, Denholm, TD9 8NN

OIRO £255,000



Surrounded by well-maintained, enclosed garden grounds, Burn Bank offers a most attractive detached home to the new buyer. Located within the highly regarded village of Denholm, a short 4.9 miles from Hawick, the three-bedroom bungalow enjoys versatile, spacious accommodation that, although in need of modernising throughout, could provide a phenomenal forever family home. 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.

Description:

Residing within the rarely available and sought after area of the Loaning, Burn Bank internally comprises an entrance porch and hallway, a very spacious lounge, family sized kitchen, three well-proportioned double bedrooms and family bathroom. The internal accommodation extends to an approximate 95sqm and benefits from an abundance of natural light cascading in from the large, double-glazed window units throughout. Externally, Burn Bank is graced with enclosed garden grounds, mostly laid to lawn and very well maintained, as well as areas of planted beds and an allotment style section. Additionally, the detached bungalow offers a wealth of off-street parking by way of the multi car driveway and garage. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Oil fired central heating.

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:

£255,000.00

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 = 98.6 sq m / 1061 sq ft
 Garage / Store = 22.2 sq m / 239 sq ft
 Total = 120.8 sq m / 1300 sq ft

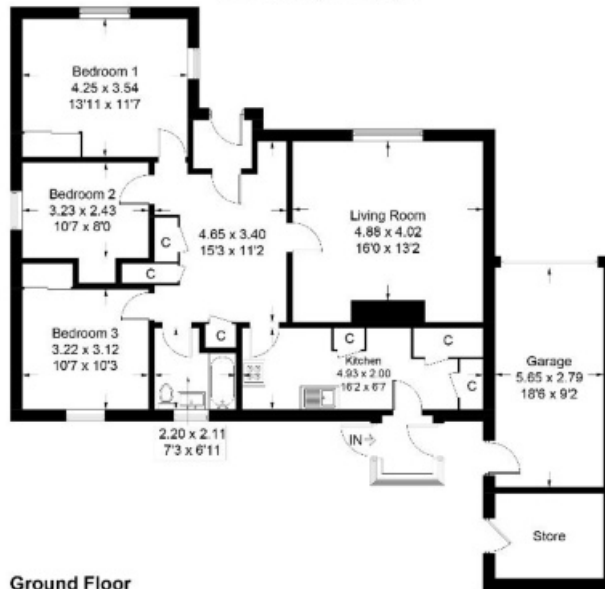


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 1125077)

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 Hawick, TD9 9BU
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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
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
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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.