

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Newmill House

Newmill on Slitrig, Hawick, TD9
9UQ

OIRO: £350,000



Located a short four miles from Hawick, Newmill House enjoys a semi-rural yet accessible location on the outskirts of town. Originally built around 150 years ago, the property is of solid stone construction, externally rendered under a pitched slate roof. The property has been altered and extended over time to provide the current level of accommodation and now presents a unique opportunity to the buyer. Viewings are considered essential to fully appreciate all that this home has to offer.



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OIRO: £350,000

EPC:
E

Home Report Value:
£350,000

Fixtures and Fittings:
The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, light fittings, hot tub, ride on mower



Description

Internally, the property extends to an impressive 163m² and comprises of the entrance vestibule, inner hallway, living room, second reception room, family kitchen, utility/boot room, wc and conservatory on the ground elevation. Moving upstairs, the property has three double bedrooms, a family bathroom and the attic provides extensive storage facilities - it should be noted that the loft insulation has recently been fully upgraded. The property has the benefit of double glazing throughout and is presented in move in condition, whilst allowing the buyer an opportunity to add their own unique stamp through time.

Externally, the garden grounds can be found to the side and rear and are mostly laid to lawn whilst being bounded by a mix of post wire fencing and mature shrubs, with a dry stone wall to the front. There is a small paddock which amounts to an approximate 1/4 an acre and could lend itself to further development should the buyer so wish, subject to the relevant local authority approvals. The garden is also home to an al-fresco patio area which can be accessed directly from the conservatory, perfect for those warmer evenings. The summerhouse and hot tub provide further external space to be appreciated by the new owner and the multi-car drive and double garage provide additional off-street parking and storage facilities.

Services

Oil central heating, bottled gas to supply cooker, mains electricity & water and private drainage.

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.

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.

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Newmill House, Newmill on Slitrig

Approximate Gross Internal Area = 175.5 sq m / 1889 sq ft

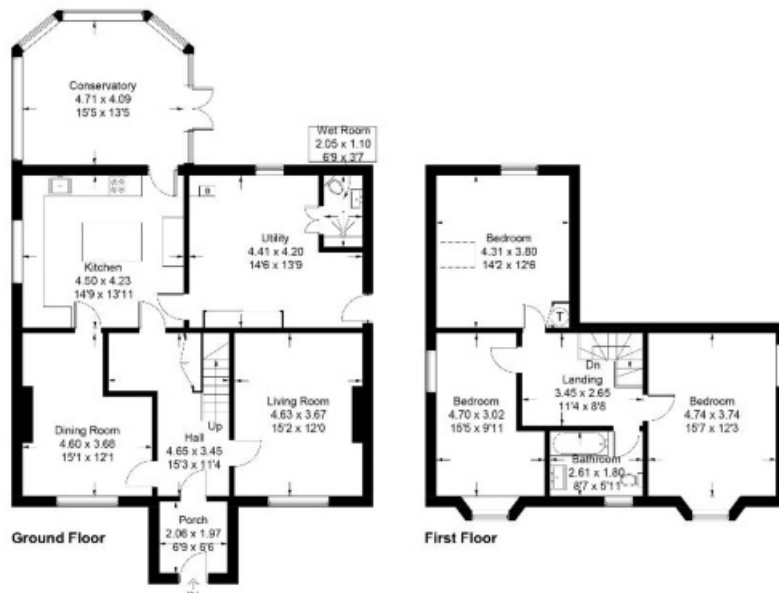


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129025)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.