

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Wilton Glebe, Hawick, TD9 8BB

**Offers Over £185,000**



Set in a highly desirable, sought after residential area, 2 Wilton Glebe is a wonderful addition to the sales market of Hawick. Boasting impressive internal accommodation, inclusive of three double bedrooms, and two bathrooms, this truly is an idyllic family home and should appeal to such buyers, as well as those looking to move closer to the edge of town.





## 2 Wilton Glebe,

Hawick, TD9 8BB

**Offers Over £185,000**

### 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.





**Description:**

Although in need of a degree of upgrading throughout, 2 Wilton Glebe has the potential to become a most beautiful, modern family home. Extending to a spacious 120sqm, the internal accommodation comprises an entrance storm porch, hallway, semi-open plan lounge and dining room, kitchen, study/bedroom four and conservatory on the ground level. Moving to the first floor, the property offers a wonderfully proportioned master bedroom, two further double bedrooms, family shower room and WC as well as access to the partially floored loft by way of a pull down ladder.

Externally, 2 Wilton Glebe is graced with very well maintained gardens to the front side and rear, formed in combination of soft and hard landscaping, offering the ideal entertainment space, secure family play areas and relaxing seating areas for alfresco dining. Additionally, the property boasts a high degree of off-street parking, within both the multi-car driveway and garage, as well as further ample on-street facilities. Viewings are considered essential to fully appreciate.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings (inclusive of white goods), bathroom fittings, and light fittings with the exclusion of the dining room light fitting. Please note, the top oven within the cooker does not currently work.

**Services:**

Mains gas, electricity, water and drainage.

**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.

**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:**

£185,000.00

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## 2 Wilton Glebe, Hawick

Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft

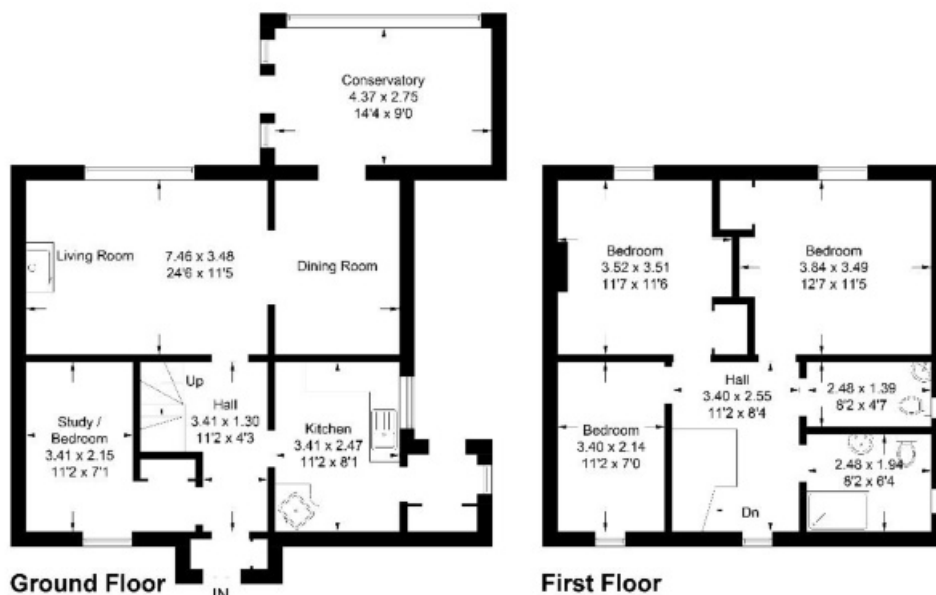


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1130912)

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Interested in this property?

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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:

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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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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.