

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Shankendshiels,

Shankend, Hawick, TD9 9TZ



Nestled within 6 acres of garden grounds and situated in the picturesque hamlet of Shankend – an approximate 9 miles from Hawick and 11 miles from Newcastleton – this charming country cottage offers a spacious 113sqm of living space, perfect for those seeking their long-term family home. Boasting breath-taking views over the rolling Borders countryside and creates a tranquil atmosphere for the buyer. Viewings are considered essential to fully appreciate.



Shankendshiels, Shankend, Hawick, TD9 9TZ

Location:

Shankendshiels is situated an approximate 9 miles from Hawick and 11 miles from Newcastleton. 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:

Extending over two storeys, Shankendshields offers capacious accommodation to the new owner. Currently comprising an entrance porch, lounge, conservatory, a well-proportioned galley kitchen, pantry, bathroom and a mobility friendly bedroom on the ground elevation; moving to the upper floor, the property offers two very well proportioned double bedrooms and a good degree of storage facilities. Although the property is currently presented in a move in condition, there is fantastic scope for the buyer to modernise the home to their own taste or to extend the space further, should the appropriate planning permissions be sought and granted.

Externally, Shankendshields is wonderfully positioned within mature garden grounds that comprise of both soft and hard landscaping, while also offering a high level of off-street parking facilities by way of the multi-car driveway. The further grounds are now home to newly planted woodland, a paddock area and a most soothing babbling brook that flows within the property boundary. Additionally, the stone-built out-buildings add a unique aspect to the property, providing potential for a guest house or creative studio as well as many other prospective purposes. Furthermore, the delightful timber constructed summerhouse offers comfortable external accommodation and could conveniently be utilised as a home office should the buyer so wish. Viewings come highly recommended to fully appreciate this abundant family home.

Fixtures and Fittings:

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

Services:

Mains electricity. Private water and drainage. Oil fired gas central heating.

EPC:

F

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:

£380,000.00

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 = 125.3 sq m / 1349 sq ft

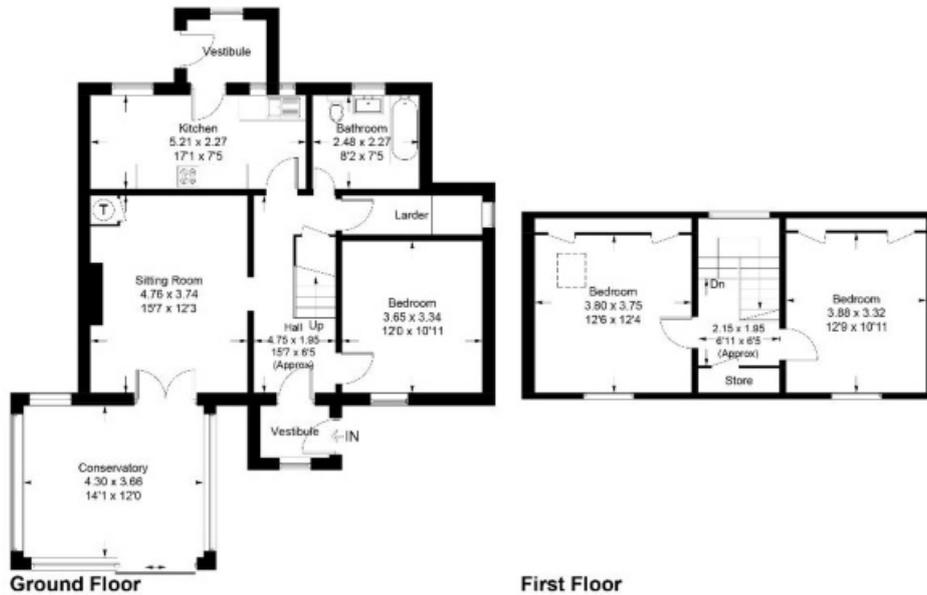


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1159505)

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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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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.