

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Wyelands

Main Street, Denholm, TD9 8NU



Wyelands is a conveniently positioned three bedroom ground floor apartment in Denholm, situated 5 miles from Hawick. Just a short stroll from the local butcher, village shop, and welcoming pubs, the property is set within the heart of the bustling village community. In need of cosmetic upgrading throughout, viewing is essential to appreciate all that this property has to offer.



# Wyelands

Main Street, Denholm, TD9 8NU



### Description

Boasting its own main door access, the property extends to a comfortable 65m<sup>2</sup> and internally comprises of the living room with wood burning stove, fitted kitchen, family bathroom, and two further bedrooms. The property is in need of complete refurbishment, which provides the buyer with a rare opportunity to create your ideal home. Externally, there is an area of private garden grounds which are in need of re-landscaping. Wyelands would make a beautiful home once refurbished and also offers significant potential as serviced accommodation.

### Location

In the peaceful conservation village of Denholm in the Scottish Borders, surrounded by open fields, woodland and rolling hills. The village offers a range of amenities with some shops, a couple of public houses serving food, Italian restaurant, coffee shop, hairdressers, garage, and a primary school, with secondary schools available in nearby Hawick or Jedburgh. Minto Golf Course is nearby and the village has a vibrant community, hosting local events such as the annual Hand Ba', Spring Fair, Hizzy Memorial Run, and the popular Denholm Folk Festival.

### Services

Mains electricity, water and drainage.

### Fixtures & Fittings

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

### Viewings

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### 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.

### Home Report Valuation

£105,000

**EPC**  
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### Wyelands, Main Street, Denholm

Approximate Gross Internal Area = 71 sq m / 764 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.co.uk (D448091)

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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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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.