

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Burnflat Lane,

Hawick, TD9 0DZ



Occupying a stunning corner plot in a well-established residential area on the outskirts of Hawick, 2 Burnflat Lane is a beautifully presented, three-bedroom linked detached house, that enjoys elevated views over Hawick Golf Course and surrounding countryside. Built around 1990 and extending to an approximate 113m², the property offers bright, modern living space ideally suited to families or those seeking a peaceful yet well-connected home in one of Hawick's most sought after areas.



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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:

The accommodation is arranged over two levels and is decorated throughout in neutral tones, creating a calm and welcoming atmosphere. On the ground floor, the home features an entrance vestibule leading to a hallway, with a spacious open-plan living room and dining area that flows into a contemporary kitchen. Upstairs, you'll find three generously sized double bedrooms, each with built-in storage, and a contemporary family bathroom fitted with quality fixtures and finishes. Additional storage is thoughtfully integrated throughout the property, enhancing its practicality without compromising on comfort.

The exterior of the home is just as special. A single garage and large driveway offer excellent off-street parking, while the surrounding garden grounds provide a peaceful outdoor retreat. Beautifully maintained and thoughtfully designed, they include planted beds, allotments, a well-kept lawn, and multiple seating areas that make the most of the home's sunny position and open outlook.

From its elevated position, 2 Burnflat Lane offers a front-row seat to the pageantry of Hawick's celebrated Common Riding festival—an experience that can be enjoyed from the comfort of your own garden. Rarely do homes in this sought-after location become available, making this a unique opportunity to enjoy generous space, picturesque views, and a true sense of home in a peaceful yet well-connected setting.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

C

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:

£265,000.00

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 = 116.0 sq m / 1249 sq ft

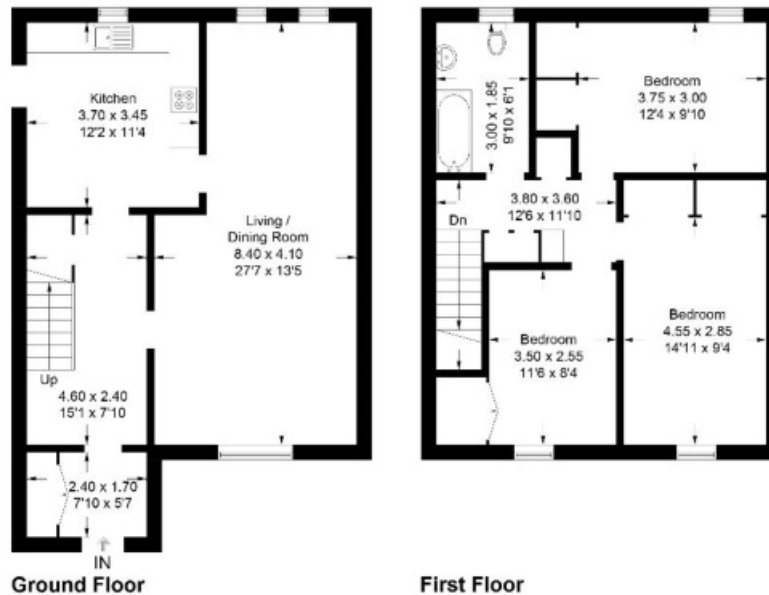


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1198802)

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Email: hawick@cullenkilshaw.com

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
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.