

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**20 Henderson  
Road,**  
Hawick, TD9 8DS



A stunning two-bedroom semi-detached home located in a rarely available and sought-after area on the outskirts of town, 20 Henderson Road offers an exceptional opportunity to purchase a fully renovated property in true turnkey condition. Set amidst beautiful surroundings and close to idyllic walking routes, this stylish home has been neutrally decorated throughout and features modern fixtures and fittings—providing a perfect blank canvas for buyers to make their own.





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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 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 ground floor comprises an inviting entrance vestibule, a bright hallway, a spacious dining lounge, a well-appointed kitchen, and generous storage. Upstairs, you'll find two well-proportioned double bedrooms and a modern family shower room, all finished to a high standard.

Externally, the home boasts generous gardens to the front, side, and rear—mainly laid to lawn with patio areas ideal for relaxing or entertaining, complemented by attractive planted borders. A private driveway provides off-street parking, and a timber-built garage offers additional storage or workshop space.

This property is ideally suited to first-time buyers, families, or those looking to downsize. Early viewing is highly recommended to fully appreciate all this superb home has to offer.

**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:**

D

**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:**

D

**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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## 20 Henderson Road, TD9 8DS

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft

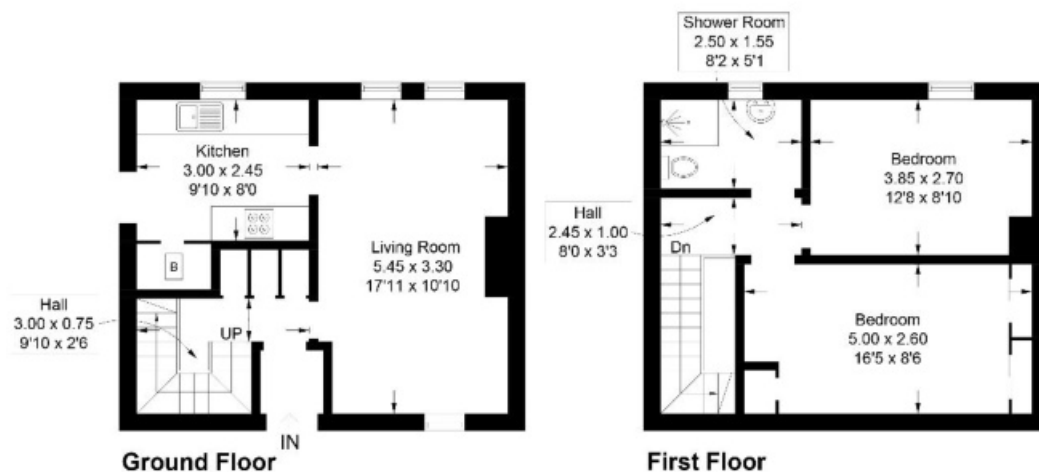


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1201988)

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31/35 High Street,  
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Phone: 01450 372336  
Fax: 01450 377463  
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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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.