

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



13 Borthaugh Road

Hawick, TD9 0DA



We are delighted to market this immaculately presented two bedroom semi-detached home in the desirable west end area of Hawick. Located within the catchment areas for both Drumlanrig Primary School and Hawick High School, the property is sure to appeal to the first time buyer, young family or those seeking a downsizing opportunity. Early viewing is essential.



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Description

Internally, the property consists of the living room with patio door to garden and well-appointed kitchen with integrated dishwasher and fridge freezer on the ground elevation, with two spacious storage cupboards at the foot of the stairs. The first floor is home to two double bedrooms and the family bathroom - which is of particular note with the four piece suite including separate bath and walk-in shower, WC and wash hand basin - perfect for both convenience and relaxation. The dwelling benefits from modern, high quality fixtures and fittings throughout and is presented to the market in move-in condition. Externally, the property is home to generous garden grounds to the rear, which form a mix of patio and lawn with an area of raised timber decking. Additionally, there is also an outhouse to the front which benefits from full electricity, with parking available on street.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

EPC

D

Home Report Valuation

£130,000

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 & Offers

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

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 = 73.5 sq m / 791 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co © (ID:203059)

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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
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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.