

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**38 McLagan Drive,
Hawick, TD9 8DB**



Located within a popular and well-established residential area of Hawick, and within easy walking distance of local amenities and transport links, this three-bedroom property offers an exciting opportunity for buyers looking to create their ideal home.

The accommodation is arranged over two levels and comprises an entrance hallway, a spacious lounge with adjoining kitchen, and a family bathroom on the ground floor. Upstairs, there are three well-proportioned double bedrooms, all benefiting from built-in storage.

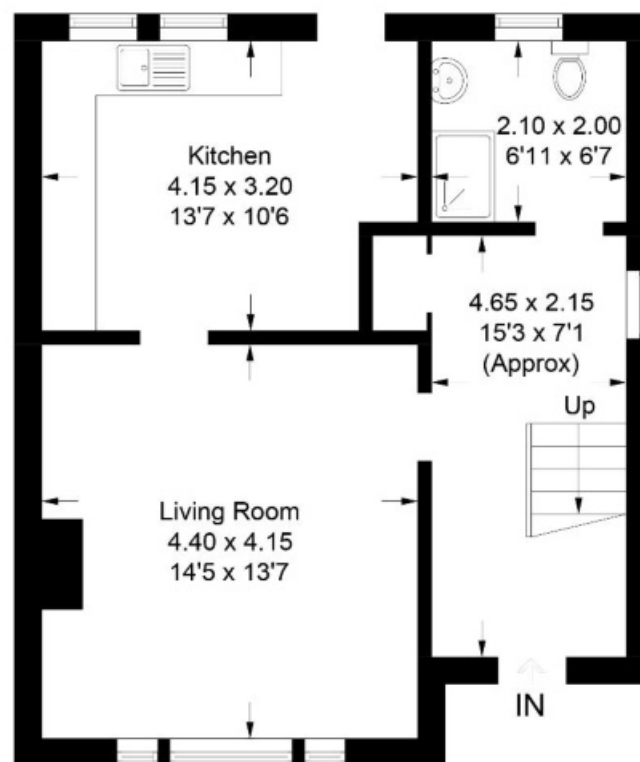
Recently cleared and deep cleaned, the property provides a blank canvas for buyers to add their own personal touch. While some modernisation is required, the generous layout and flexible space offer excellent potential for creating a comfortable family home.

Externally, there are gardens to the front, side, and rear, along with a two-car driveway providing convenient off-street parking. Of ex-local authority construction, the property would make an ideal starter home or a rewarding investment once upgraded.

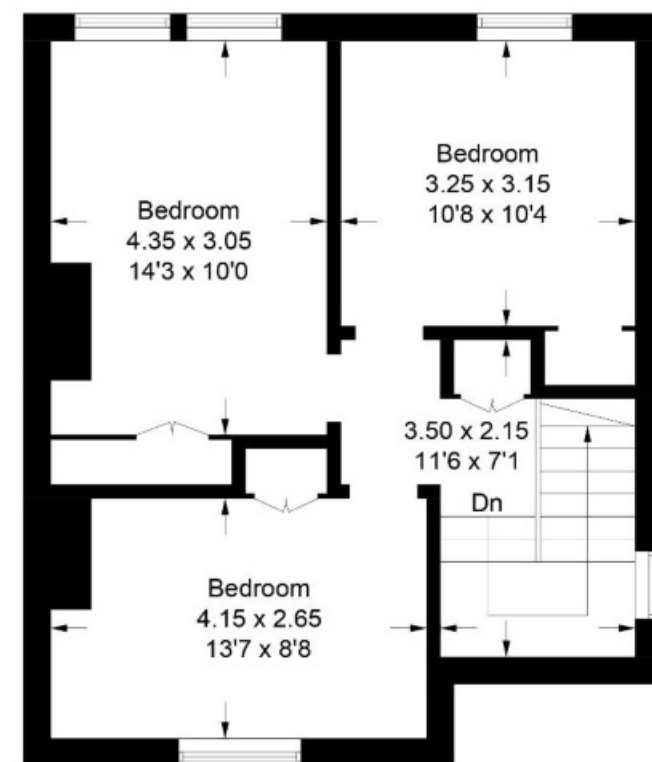
Whether you are a first-time buyer, a family looking to add value, or an investor seeking a rental opportunity, this property represents a fantastic chance to put your stamp on a home. Early viewing is strongly recommended to fully appreciate the potential and space on offer.

38 McLagan Drive

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270050)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£105,000 | EPC: E

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

Viewings

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.

Interested in this property?

Hawick

Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.