



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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5 West Stewart Place, Hawick, TD9 8BH

Guide price £400,000



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5 West Stewart Place, Hawick, TD9 8BH

- Substantial Victorian Villa
- 3 Public Rooms
- Solar Panels
- Modern Shower Facilities
- Driveway & Garage
- 4 Bedrooms
- Dining Kitchen
- Underfloor Heating
- Large Private Gardens
- Sought-After Location

Ellerslie is an imposing, dressed sandstone Victorian villa with an abundance of period charm and character including ornate plasterwork, handcrafted joinery and high ceilings. The property has been carefully enhanced by the current owners to blend the modern with the traditional. Solar panels provide both free electricity and an income and a modern condensing boiler enables a twenty first-century heat store to supply underfloor heating and state of the art rainwater showers.

The property sits on a very generous and private plot benefitting from driveway parking and a garage.

Located in one of the most desirable areas of Hawick, this home offers a perfect blend of historical elegance and modern convenience.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - SITTING ROOM - DINING ROOM - FAMILY ROOM / BEDROOM 4 - DINING KITCHEN - UTILITY ROOM - CLOAKROOM - UPPER LANDING - SHOWER ROOM - PRINCIPAL BEDROOM SUITE (WITH EN-SUITE WET ROOM & DRESSING ROOM - TWO FURTHER DOUBLE BEDROOMS -

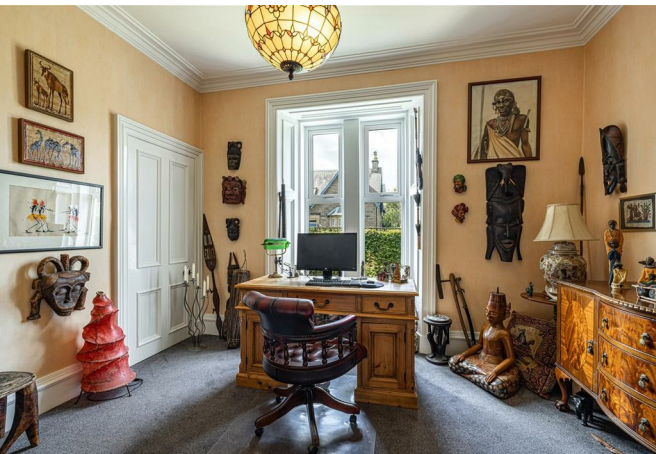


Internally

The solid oak front door opens to a Victorian-tiled vestibule that leads to the welcoming hallway which sets the tone for the rest of the home. The ground floor features three spacious public rooms. The principal sitting room is enhanced by a magnificent bay window that floods the room with natural light, highlighting the intricate cornicing and original period details. The formal dining room comfortably accommodates a table for ten but is intimate enough for smaller gatherings and currently serves as a study. Tucked away behind the stairs the snug or family room has also served as a fourth double bedroom.

Below stairs, in classic Victorian style, the carefully crafted dining kitchen provides ample space for a family dining table and easy access to the terrace with its built-in barbecue; truly the beating heart of the home. Beyond the kitchen diner and completing the ground floor is a utility room designed for modern living. Space for drying wet coats and boots, a traditional pantry, laundry sink with plumbed space for a washing machine and a surprising tool cupboard. Opening off the laundry, a WC with period fittings is convenient for access from the garden.

Flooding the main hallway with light, halfway up the stairs, a tall Victorian etched screen with coloured-glass insets hides a double-glazed panel which traps heat inside the home. The upper hallway provides access to two generously proportioned bedrooms for family or guests. They share a modern shower room with rainwater shower and heated make-up mirror. Completing the accommodation is the generous principal bedroom suite. The principal bedroom retains original deep cornices and cabinet-fitted woodwork with a magnificent centre rose and original Victorian faux-shutters framing windows to the south and west. Set off the main room a luxurious wet room with high dado tiling and full length mirrors is equipped with a vanity basin, modern, Italian-style toilet and imported sixteen-inch rainwater shower. Adjoining the main bedroom is a spaciouly-fitted dressing room.





Kitchen

The heart of this charming home is undoubtedly the kitchen. The room is in two carefully blended sections. A working kitchen and a substantial dining area. The centrepiece of the working heart of the room is a unique island unit which not only serves as a practical workspace but also adds to the kitchen's undeniable charm. This large island provides ample surface area for meal preparation over storage and equipment provision below, making it both functional and stylish. The island unit also incorporates the four zone, WiFi enabled induction hob. Tucked away, out of sight of the dining area, you'll find the sink unit with marble worktop, an extending spray tap and space for the dishwasher. A very practical feature is the wine rack, ingeniously set within the old chimney breast. This unique storage area adds a touch of rustic charm to the kitchen, perfect for housing your favourite wines or keeping traditional beers at a drinking temperature, this is not just a cooking space but a comfortable gathering place for family and friends. There are spaces for two freestanding appliances and the utility room provides ample storage including space for a chest freezer.

Shower Room Facilities

Both the shower room and en-suite are fitted with a modern contemporary suites including vanity sinks, wall-hung toilets and large walk-in showers with rainfall shower heads. Each room is finished with high dado tiling and modern lighting.

Externally

The property is set in large mature wrap-around gardens that offer a true oasis of privacy and tranquillity. The gardens are extremely private, surrounded by mature hedging and trees, ensuring seclusion from the outside world. There is a well maintained lawn, perfect for children to play or for simply enjoying the outdoors. Additionally, the garden features a charming wild meadow area, providing a natural and serene space dotted with fruit trees. A paved terrace with brick-built barbecue is ideal for outdoor dining and entertaining, while the gravel driveway provides parking space for three cars and leads to a detached garage. The combination of these garden features creates a peaceful retreat that feels far removed from the hustle and bustle of everyday life.

Services

All mains services. Gas Central Heating & Double Glazing.

Council Tax Banding

Band F.

EPC

EPC Rating C,

Fixtures & Fittings

All fitted carpets and blinds are to be included within the sale. A number of larger furniture items and equipment may be available.

Location

Hawick is the largest of the Border towns and lies on the banks of the River Teviot. Historically known for its textile industry, Hawick is the home of brands such as Lyle & Scott, Pringle of Scotland and Johnstons of Elgin. The town also provides an extensive choice of amenities ranging from a leisure centre to a variety of specialist independent shops and several major supermarkets. An eclectic selection of restaurants and hotels and a cinema complex are situated around the High Street area of town. The award-winning Wilton Lodge Park and a newly-completed complex of off-road active travel routes provide access to the educational hub where Borders College technology innovation centre lies close to the site of the new High School scheduled for completion in a couple of years time.

The town enjoys several festivals; the International Alchemy Film Festival, Borders Reivers, Common Riding and truly magical Christmas celebrations. Hawick is also famous for the Mansfield Park home of Hawick Rugby Football Club.

The A7 trunk road provides excellent links to Edinburgh and the south with the revived Borders Railway close by at Tweedbank. Regular bus services link to Carlisle, Edinburgh and Newcastle Airport.

Home Report

A copy of the Home Report is available to download from our website.

Viewings

Strictly By Appointment via James Agent.

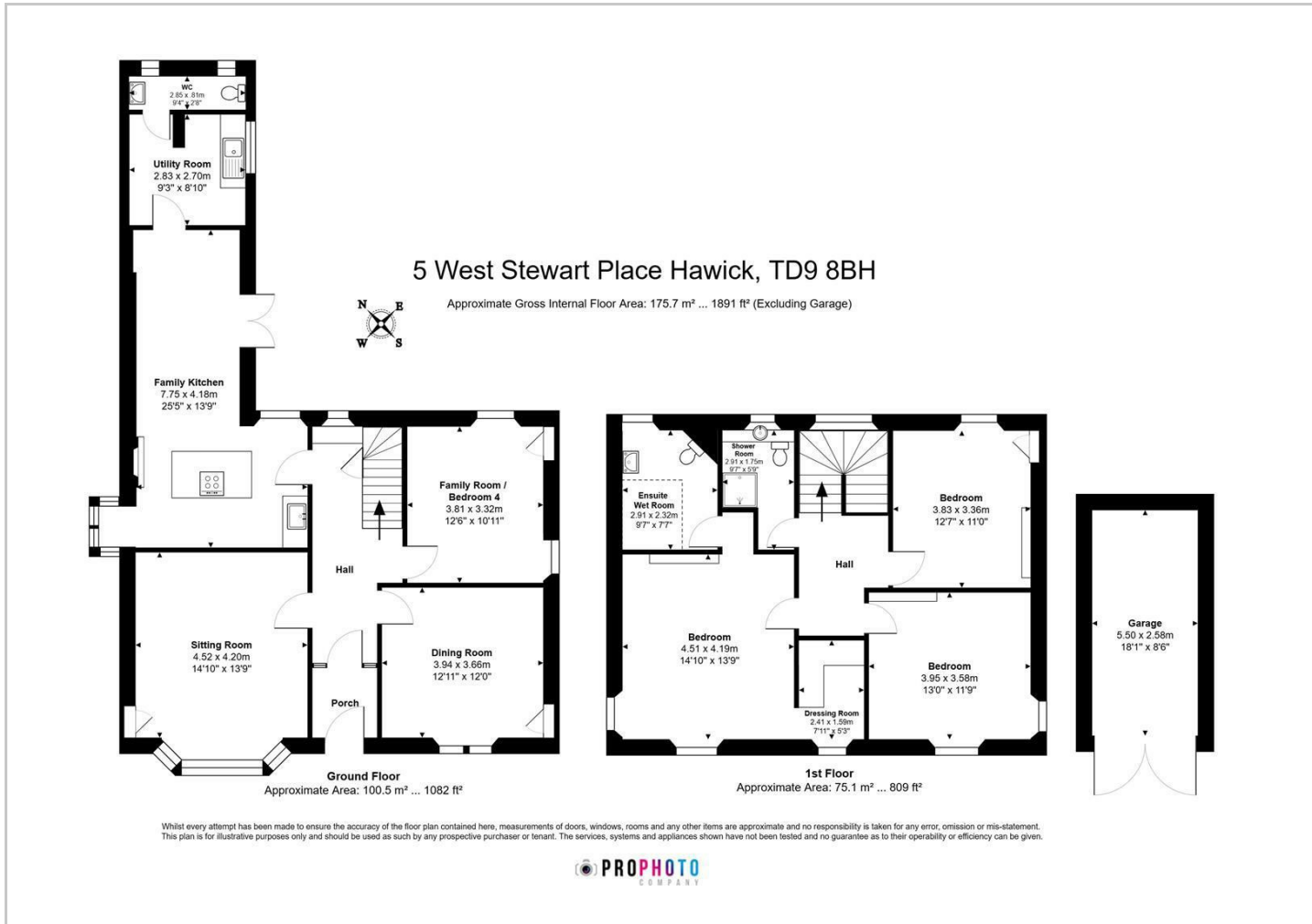
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. The Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans



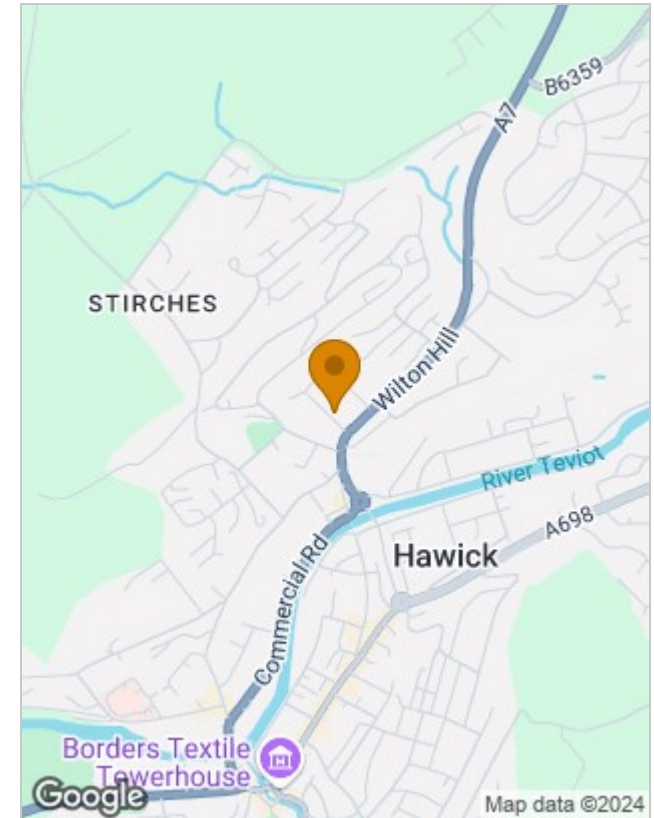
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

