



11 Scott Crescent, Hawick, TD9 8DN

Guide price £135,000





# 11 Scott Crescent Hawick, TD9 8DN

- 3 Bedroom House
- Lounge with Woodburning Stove
- Private Gardens
- Popular Residential Location
- Modern Fixtures & Fittings
- Immaculately Presented
- Private Driveway
- Large Garden Studio
- Gas Central Heating
- Ideal Family Home

11 Scott Crescent is a beautifully presented three-bedroom semi-detached home that combines modern comfort with timeless charm. Immaculately maintained and tastefully decorated, the property features stylish fixtures and fittings throughout, while a welcoming wood-burning stove creates a cosy focal point in the living space.

Outside, a private driveway provides convenient parking, while the generous gardens offer plenty of space to relax or entertain. A standout feature is the versatile garden studio—perfect as a home office, creative retreat, or simply a peaceful escape. With its stylish interior and well-designed spaces, this home offers an exceptional blend of comfort and practicality.

## ACCOMMODATION

- ENTRANCE HALL - LOUNGE - KITCHEN - 3 BEDROOMS - BATHROOM -



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## Internally

The property is entered via a UPVC front door into a spacious hallway. The lounge is set to the front of the property with a large picture window allowing for plentiful natural light. The lounge is complimented by tasteful neutral decor and a wood burning stove providing a cozy atmosphere. The kitchen is set to the rear with views over the gardens. The family bathroom completes the ground floor accommodation. The staircase leads to the spacious landing with plentiful storage, which gives access to the three well-proportioned double bedrooms.

## Kitchen

The spacious kitchen is fitted with a range of modern oak wall and base cabinetry overlaid with granite-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, ceramic hob with extractor door and dishwasher. There are freestanding appliance spaces for a washing machine and fridge freezer. The kitchen is of an ample size for a dining table and houses two large larger stores for useful additional storage.

## Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, basin and bath with mix shower and laminated splashbacks.

## Externally

The property benefits from a generous front and back gardens largely bound by timber fencing and hedging. To the front there is a large gravelled driveway providing parking for several vehicles.

The rear garden is largely laid to lawn and provides an excellent family space. The garden studio also provides an excellent addition to the garden ideal for entertaining or work from home space.



### Outbuildings

There is a large timber clad garden studio which benefits from mains power and lighting, providing a perfect occasional living space. The studio is fully insulated and double glazed.

### 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.

### Services

All mains services. Double glazing and gas central heating.

### EPC

Current EPC Rating C.

### Council Tax

Council Tax Band A.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### Viewings

Viewings are strictly by appointment through James Agent.

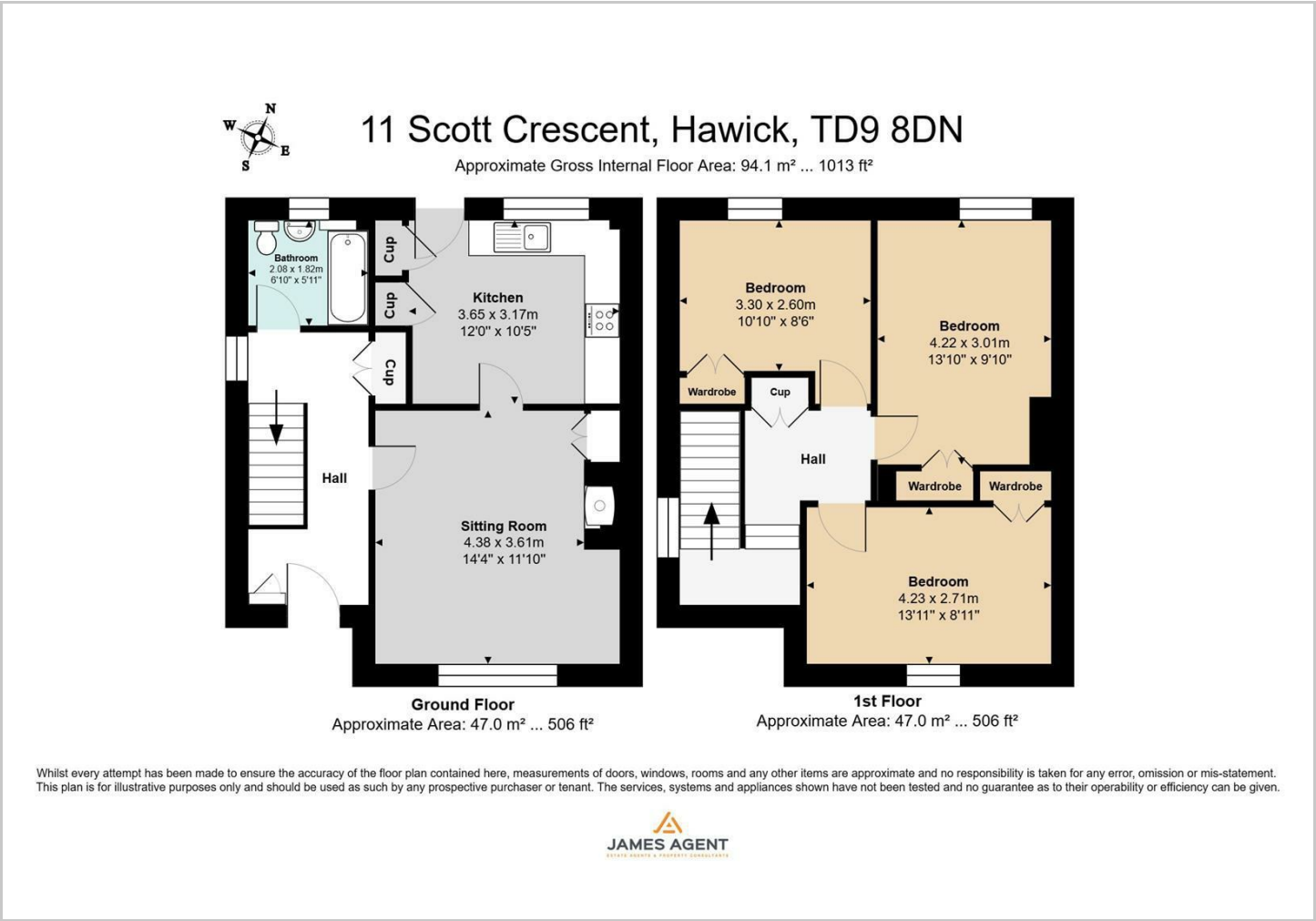
### Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.





Floor Plans



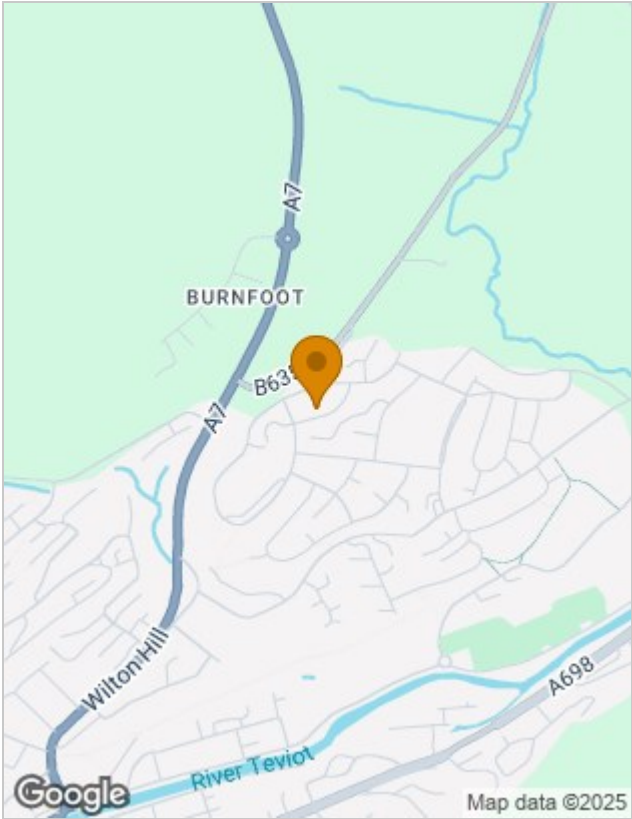
Viewing

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

