

28 Cheviot Road, Hawick, TD9 0BE

FOR SALE

An excellent opportunity to purchase a spacious 3 bedroom property with potential to add value.
Offers Over £99,995

Edwin
Thompson







BRIEF RESUME

- 3 Bedroom Terraced House
- Private front and Rear Gardens
- £15,000 Below Home Report Value
- Flexible Living Accommodation
- Recent Gas Boiler
- UPVC Double Glazing

DESCRIPTION

This mid-terraced home offers a fantastic opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. Situated in a convenient location, 28 Cheviot Road features a spacious layout with great potential, benefiting from natural light and a solid structure. While in need of some light renovation works, this home presents an excellent chance to add value and create a comfortable living space. There are private front and rear gardens making it pet and child friendly. With local amenities, schools, and transport links nearby, this is an affordable property with plenty of potential.





ACCOMMODATION

The accommodation comprises:

Ground Floor: Entrance hall, living room, kitchen, dining room/ bedroom 3.

First Floor: Two bedrooms, bathroom.

External: Private front and rear gardens. Shared access pathway. Timber frame garden shed.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
28 Cheviot Road	73	785

E & oe. Measurements taken by laser measure.

SERVICES

All mains services are understood to be connected with a recent gas combi boiler fitted.

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
Tel. 01896 751300
E-mail: a.young@edwin-thompson.co.uk

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LOCATION

Nestled in the picturesque Scottish Borders, Hawick offers a charming and tranquil living experience. This historic town is known for its rich textile heritage, boasting a thriving cashmere and knitwear industry and a close-knit community atmosphere.

The town centre features a blend of traditional shops, cafes, and pubs, creating a welcoming environment. For outdoor enthusiasts, the surrounding countryside provides ample opportunities for scenic walks and hikes along the River Teviot. The Hawick Museum showcases the town's fascinating history, while the Heart of Hawick complex offers cultural experiences with a theatre, cinema, and a contemporary art gallery. Additionally, annual events such as the Common Riding celebration bring the community together. Living in Hawick provides a unique blend of historical charm, cultural vibrancy, and natural beauty for residents to enjoy.

The Scottish Borders, covering a vast 1,800 square miles, is increasingly popular among buyers for its outstanding quality of life and breath-taking rural scenery. The region is renowned for its world-class outdoor activities, from mountain biking at Glentress and salmon fishing on the River Tweed to hiking in the scenic hills and forests. Visitors and residents enjoy vibrant annual events like the Common

Ridings, which celebrate local heritage, and the rich rugby culture, with Melrose proudly recognized as the birthplace of rugby sevens.

Whether exploring historic towns or idyllic rural villages, the Scottish Borders offers a warm community welcome and a deep sense of pride. With excellent transport links, top-tier educational facilities, and stunning landscapes, this region provides an exceptional quality of life.

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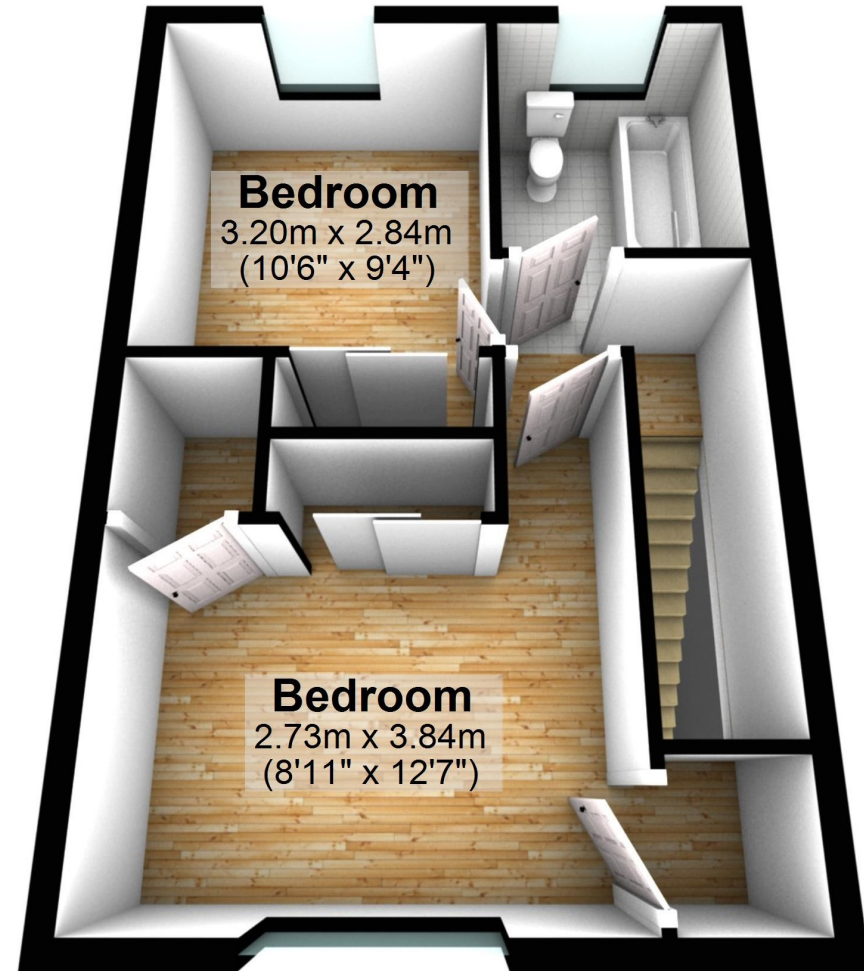
Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



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