

LEGAL
HASTIN & S



Moss View

Clarilaw, Nr Denholm, TD9 8PT

Offers Over £495,000





Positioned in a fantastic plot allowing open outlooks over rolling neighbouring countryside and a wonderful landscaped garden with excellent privacy, Moss View sits in a semi-rural hamlet close to the nearby town of Hawick and the popular village Denholm. The detached modern built home makes for an enviable family home; with welcoming public space, a super open plan family kitchen and four comfortable bedrooms, the generous proportions are complemented by high quality fixtures and fittings, excellent natural light throughout, and a well considered design.



MOSS VIEW

With an impressive garden frontage, Moss View provides plenty of private parking with the drive accessing the double garage. A gated entrance at the side opens to the wrap around garden extending to the rear.

Internally, the accommodation is tastefully finished throughout in neutral tones with solid wood finishings. At the heart of the property, a must-have open plan kitchen, dining and living area is ideal for family life and entertaining, with a useful utility room opening off, and patio doors directly onto the deck and garden. A separate lounge makes the most of the super outlook with a bay style feature window and woodburning stove. Also positioned on the ground floor are a modern shower room and bedroom four, which would lend equally well as a playroom or home office.

Upstairs, a generous landing follows through to the master bedroom with ensuite shower room and dressing room, with three further well-appointed double bedrooms and the family bathroom. The garden space is equally as well presented and maintained, with a large stretch of lawn, patio and decked terraced, a herbaceous border backs onto rolling fields.

LOCATION

Set just over three miles from the picturesque village of Denholm, and with the vibrant town of Hawick equidistant, Clarilaw is a farming hamlet surrounded by glorious Border countryside – popular with those in search of a peaceful setting with amenities within easy reach.

Hawick itself is a bustling town filled with history as well as modern investment. The town centre is very active and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex and a number of quality shops and established business, with a choice of supermarket shopping also available including Morrison's, Sainsbury's, Aldi & Lidl.

Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle.

HIGHLIGHTS

- Excellent efficiency and condition
- Large family home
- Beautiful countryside outlooks
- Easy access to further Border towns
- Envious plot & garden

ACCOMMODATION SUMMARY

GROUND FLOOR: Entrance Vestibule, Hallway, Shower Room, Open Plan Sitting Room, Family Room, Dining Room and Kitchen, Utility Room, Rear Vestibule and Bedroom.

FIRST FLOOR: Landing, Master Bedroom with En-suite Shower Room & Walk-In Wardrobe, Two Further Bedrooms Bathroom.

SERVICES

Main services, electricity and water. Gas central heating. Private septic tank.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. gross internal floor area is approximately 195m². Constructed in 2008.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Band B

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested

by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £495,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



