



3A Wellington Road Hawick TD9 7DX

Fixed Price £145000



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Built around 1890, but modernised, altered and extended at later dates to provide the current accommodation. Constructed of solid stone under a pitched slated roof.

The property is located in an elevated position, with lovely open views and is within easy walking distance to the town centre and High School.

The accommodation comprises; Entrance Hallway, living room, dining room, kitchen and utility area (which is ripe for further development) on the ground floor. On the first floor there are three bedrooms and a family bathroom. In total around 109 SQM of living space.

Benefitting from GCH and UPVC double glazing. Presented in clean and tidy order throughout, it has huge potential for further development, with the opportunity for the new owners to place upon it their own personal stamp.

Outside to the front there are terraced gardens, with a small decked area, that could easily be extended. To the rear there is a gate leading onto Langlands Road.

Ample on-road parking is available to front and rear.

An excellent period family property, situated in a nice part of town, early viewing is advised.

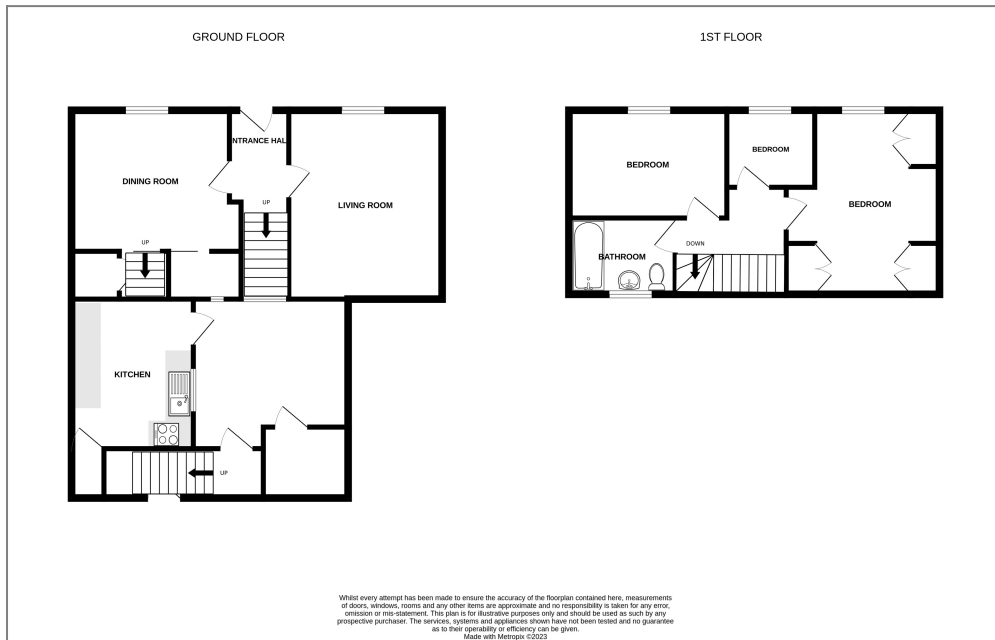
#### What we like about this property

Location, Views, Further Development Potential, size.









Council Tax Band: C

EPC Rating: D

**Viewing:**

Strictly via Jim Hay , 100% accompanied.

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Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)