McEwan Fraser Legal
Solicitors & Estate Agents

26 Wellogate Place

HAWICK, TD9 9JG

Bright and spacious three-bedroom living over three levels, complemented by private garden space

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McEwan Fraser Legal is delighted to present this charming and deceptively spacious three-bedroom terraced property, arranged over three levels and offering a highly flexible layout ideally suited to modern living. Originally formed from two separate flats, the property was thoughtfully combined by a previous owner to create one generous home. As a result, the property benefits from two separate entrances at both the lower ground floor and ground floor levels, adding a unique and practical dimension to the layout.

THE LIVING ROOM

The ground floor forms the main living space of the home and comprises a spacious living room and a large, well-maintained kitchen. The living room is generously proportioned and features a gas fire set within an original fireplace, adding character and warmth to the space.

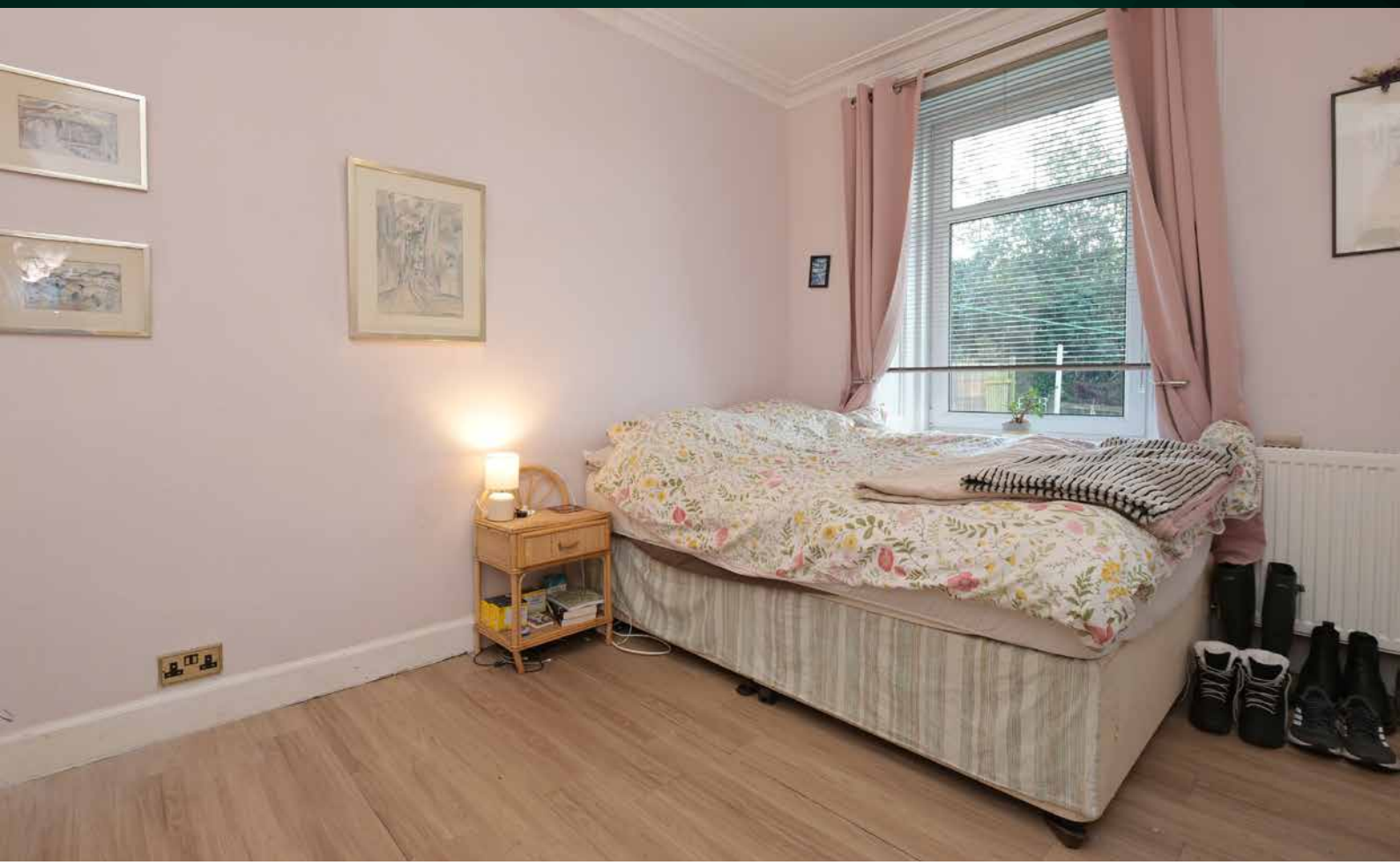
THE KITCHEN/DINER

The kitchen offers ample storage and includes an integrated cooker and oven, making it both practical and inviting.

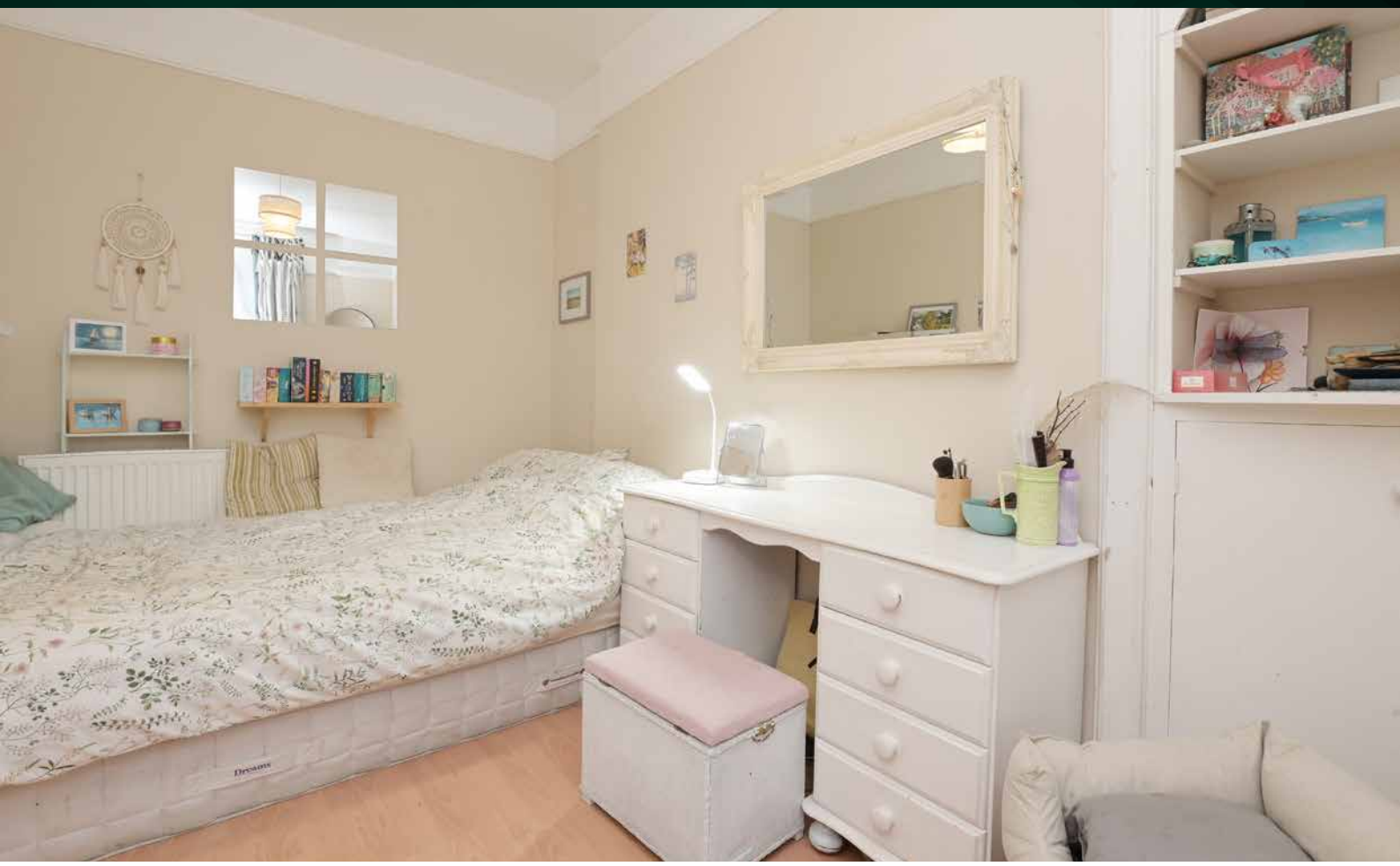
On the lower ground floor, there are two well-proportioned bedrooms, a study with direct access to the private garden, and a convenient WC.

THE WC

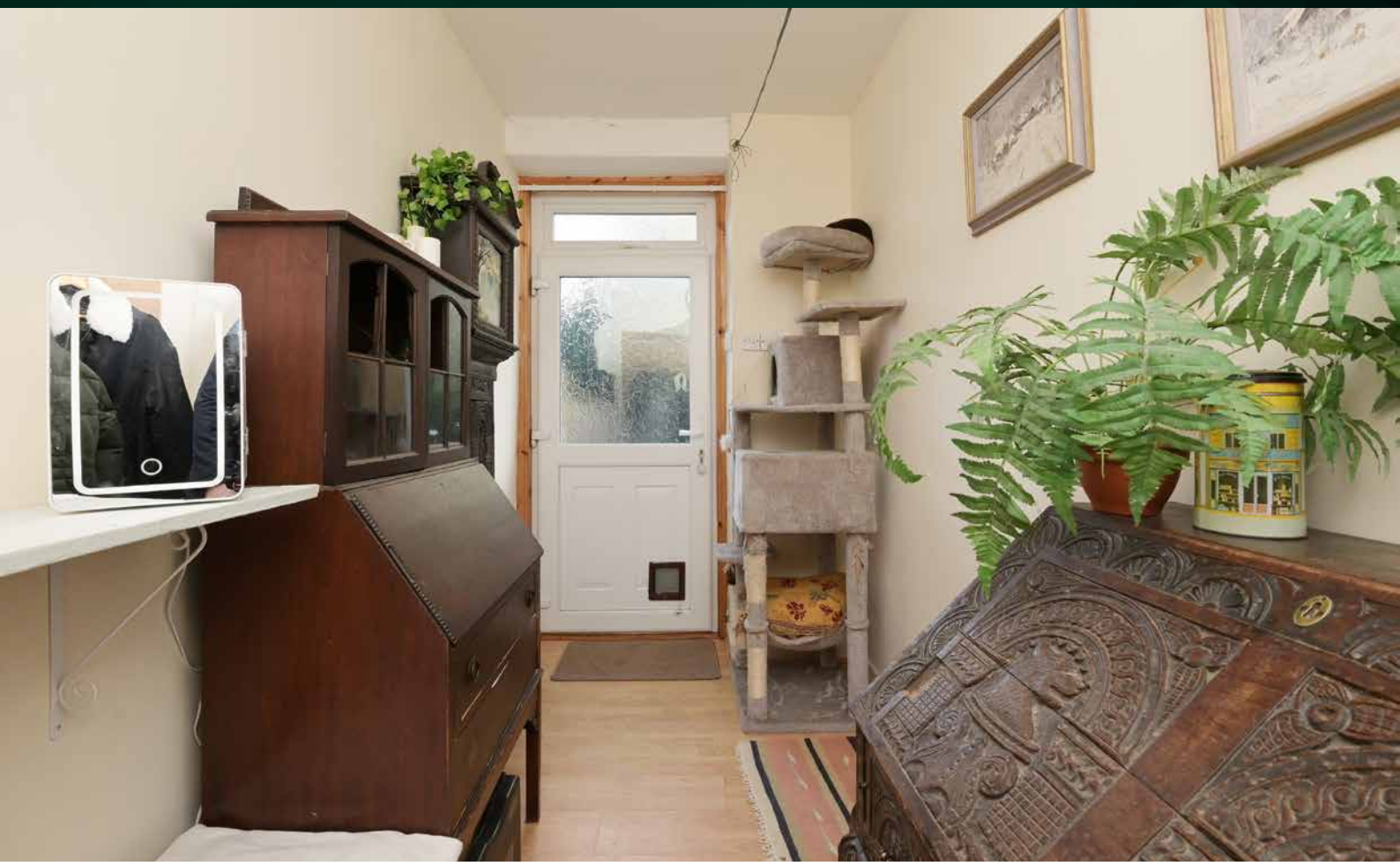
BEDROOM 2



BEDROOM 3

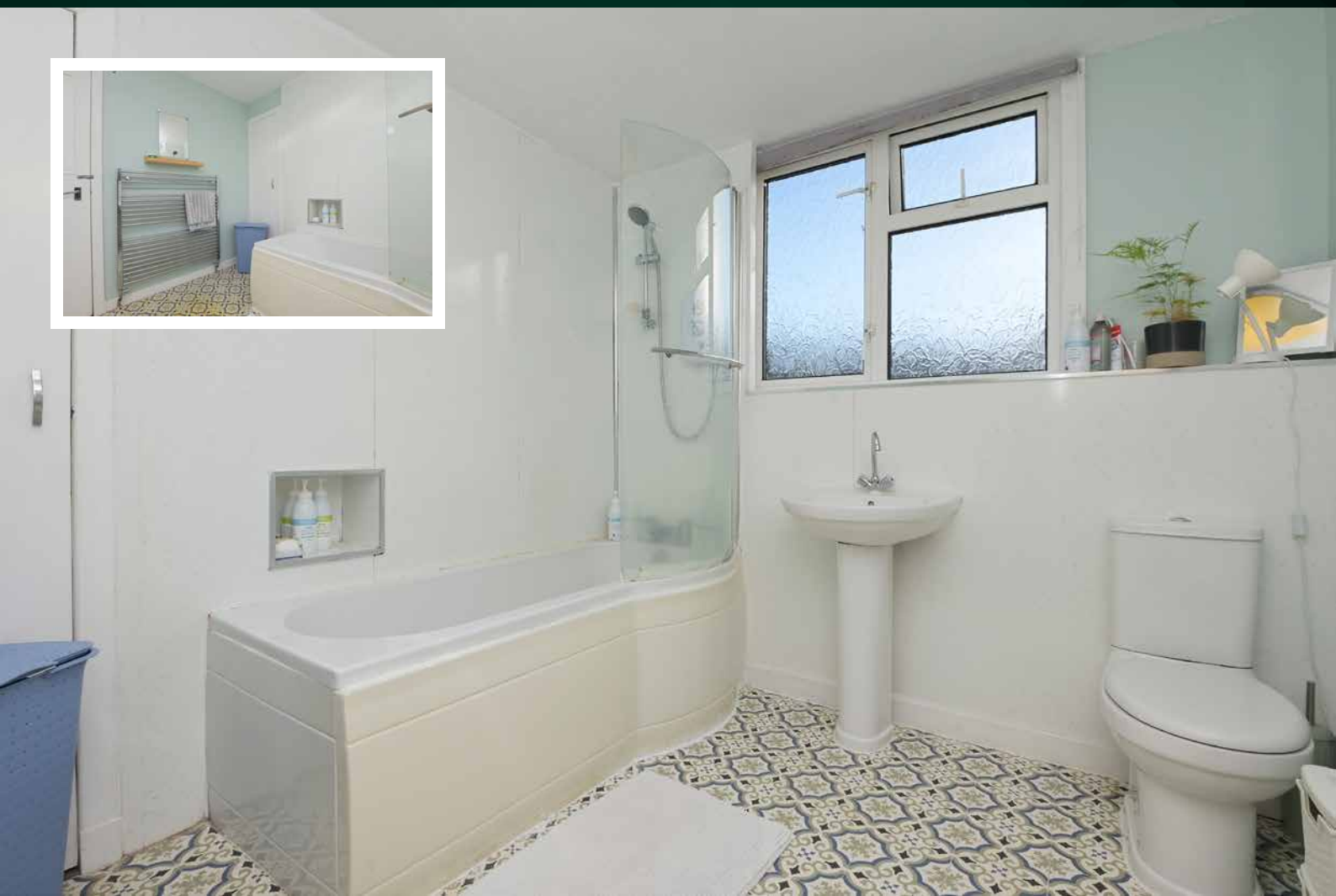


THE STUDY

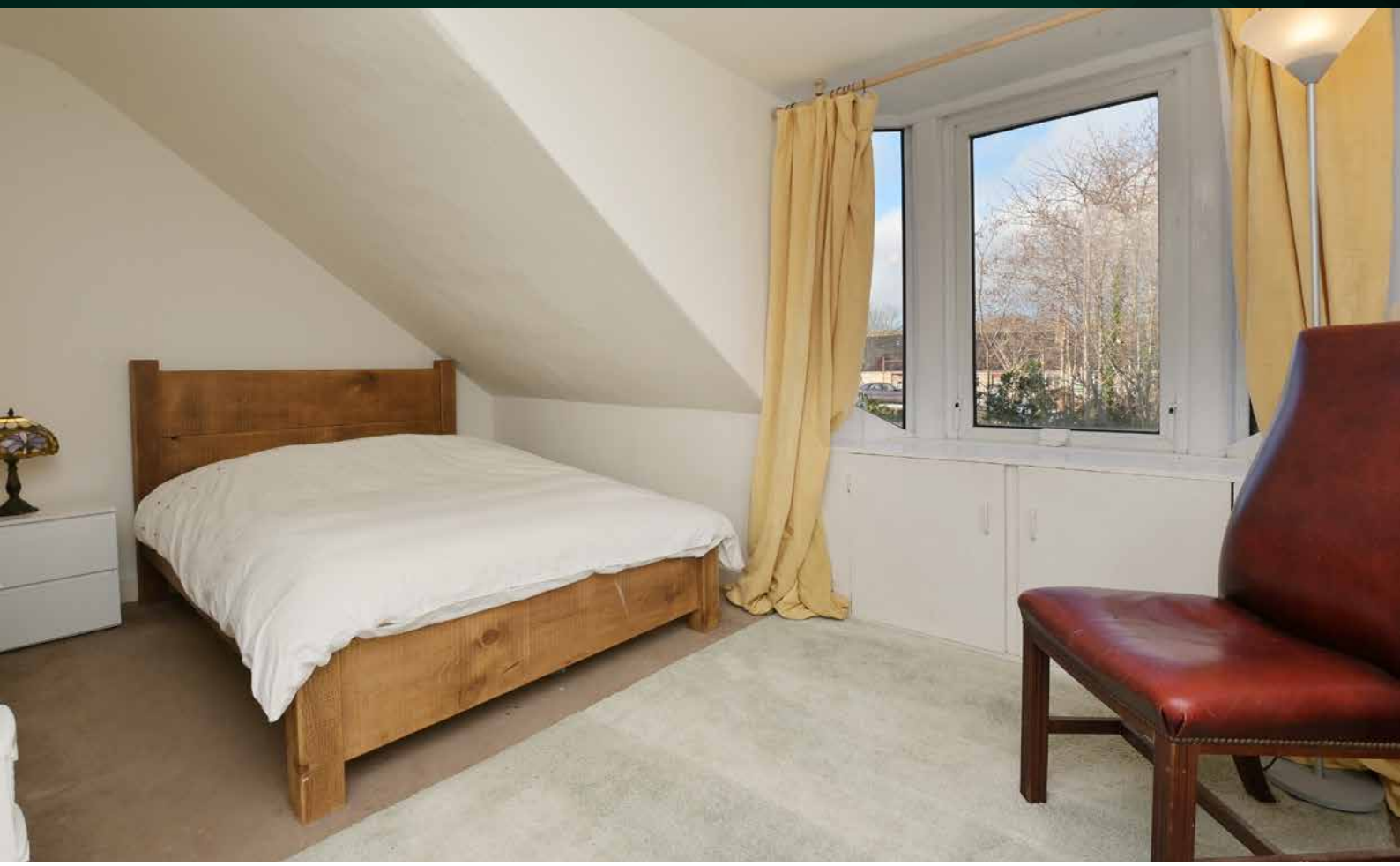


On the top floor, there is a bright and airy bedroom which enjoys a pleasant outlook over the surrounding greenery and across Hawick. The bathroom on this level is well-appointed with an integrated bath and shower, a heated towel rail, and a useful storage and linen cupboard.

THE BATHROOM



BEDROOM 1

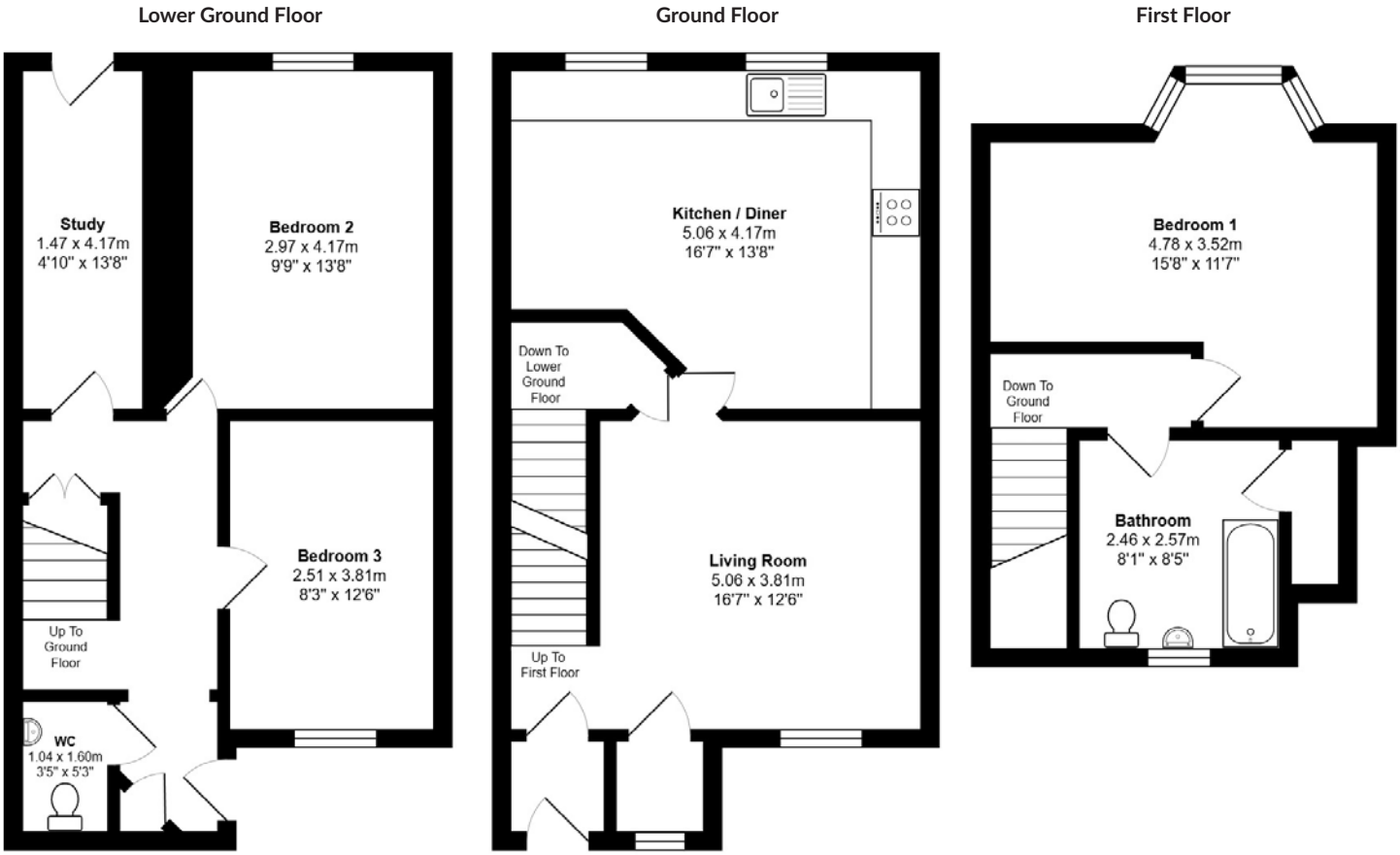


Externally, the property enjoys a well-maintained private rear garden. The space has been carefully arranged with a decked area, perfect for enjoying the summer sun and outdoor entertaining, along with a lawned section.

This attractive property successfully blends character, space, and outdoor amenities, and represents an excellent opportunity for a wide range of purchasers.

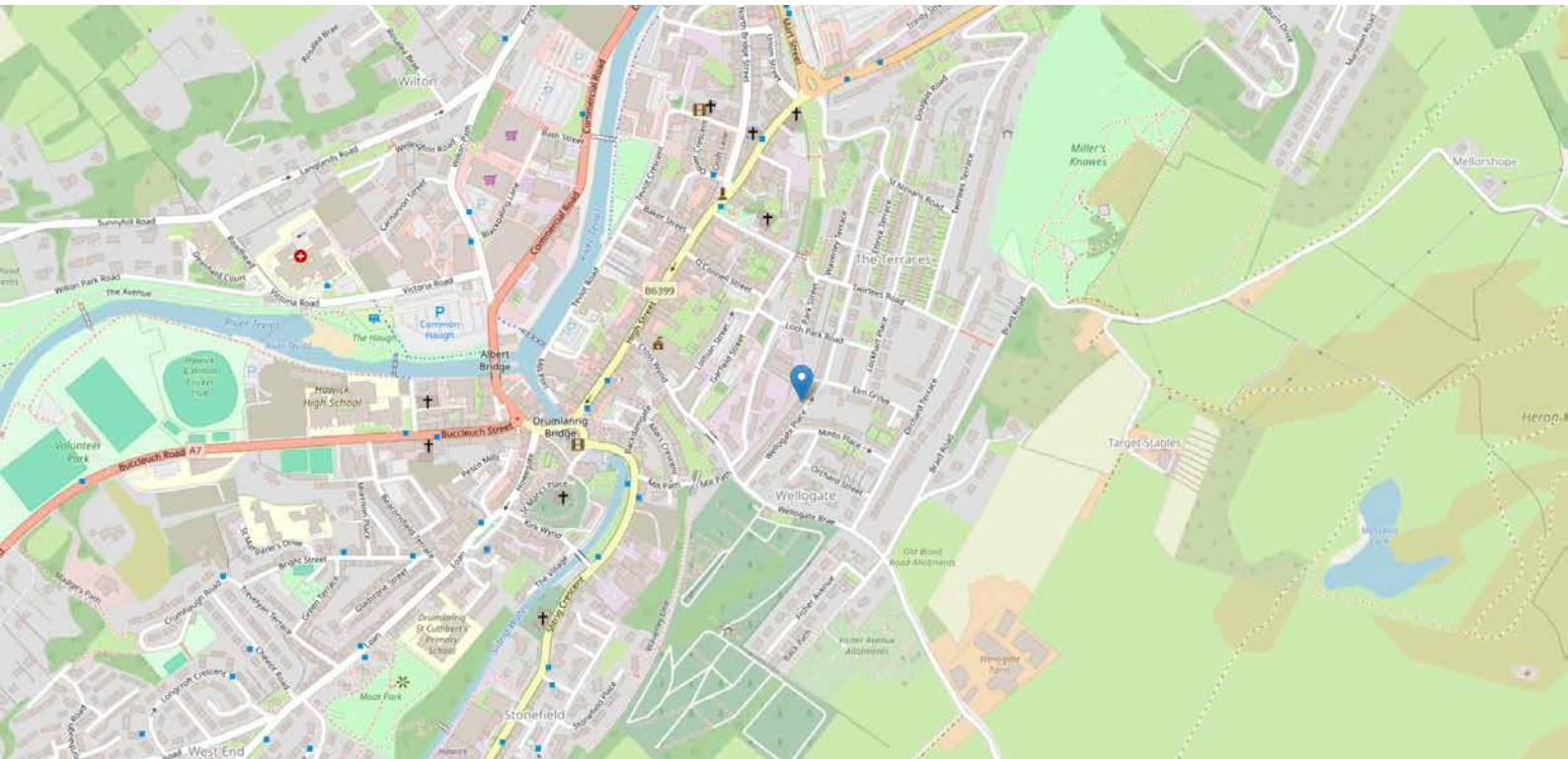
EXTERNALS & VIEW

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 112m^2 | EPC Rating: D



THE LOCATION

Hawick is a well-established and vibrant town in the heart of the Scottish Borders, renowned for its strong community spirit, rich textile heritage, and attractive natural surroundings. Set within the picturesque Teviot Valley and surrounded by rolling countryside, the town offers an appealing balance of scenic living and everyday convenience. The town centre provides an excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants, and leisure facilities. Hawick is particularly well known for its historic knitwear industry and hosts a variety of cultural events throughout the year, contributing to its distinctive character and sense of identity.

Families are well catered for with a selection of nursery, primary, and secondary schooling available locally, while recreational opportunities abound. Residents can enjoy riverside walks, cycling routes, golf courses, and access to the wider Borders countryside, making the area ideal for those who appreciate outdoor pursuits.

Despite its peaceful setting, Hawick is well-connected. The town offers straightforward road links to nearby Borders towns and onward routes to Edinburgh and the central belt, making it a practical choice for commuters seeking a quieter pace of life without sacrificing accessibility.

Overall, Hawick is an attractive and welcoming location, offering a high quality of life, strong local amenities, and beautiful surroundings, making it an excellent place to call home.

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