



Geo. & Jas. Oliver W.S.

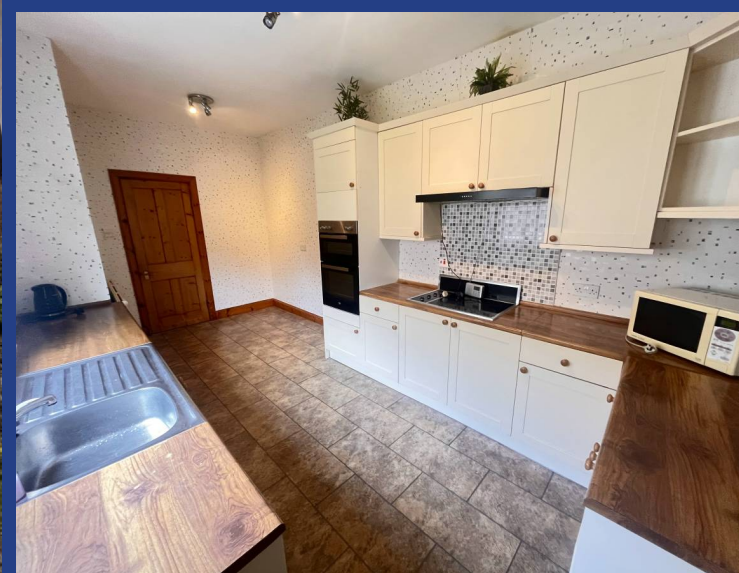
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8 GLEBE VIEW, HAWICK, TD9 9JN
THREE BEDROOM HOUSE WITH GARDEN AND GARAGE

EPC D
OFFERS AROUND £200,000

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We are delighted to offer for sale this semi detached stone built dwelling house located in a popular area of town with lovely open views to the front. This three bedroom family home is offered for sale in good order and there is a single car garage located to the rear accessed via Orchard Street. Front and rear gardens are a mix of patio, lawn and chipped areas with timber garden shed and mature trees and shrubs.

The property is entered from the front via a vestibule through to the hallway which has a turning staircase to the first floor and a useful understair storage area with lighting. The lounge is situated to the front and is well presented with a fireplace with remote control inset gas fire offering a cosy focal point and there are lovely open views over the front garden and beyond. In addition to the main lounge, there is a second public room to the rear currently used as a dining room/living room with a double glazed window overlooking the rear patio and there is an attractive wood burning stove situated in here. The kitchen offers a more casual dining space and has a range of floor and wall units in cream timber with ample worksurfaces and there is an integrated double oven, electric hob and space for an under counter dishwasher with sink above. Double glazed windows overlook the rear patio. From here a door leads through to the utility room where there is a range of storage facilities and this is where the wall mounted boiler is located. There is also a sink unit in situ, plumbing for a washing machine and a door leads through to a two piece cloakroom with WC and wash hand basin. A back door from the utility leads out to the back garden.

The upper landing provides access to two good sized double bedrooms, one with useful built in storage and there is a smaller single room also. The family bathroom comprises a four piece white suite of walk in shower enclosure with electric shower, WC, wash hand basin and bath. There is practical aqua panelling to the walls and tile effect flooring.

Externally, the property benefits from a front garden laid mainly to lawn with chipped pathways and there is a patio at the rear offering an ideal sun trap. The back garden has a timber shed and various areas of lawn, clothes drying facilities and there is gate access out to Orchard Street where there is a single car garage and parking.

Lounge: 3.85 x 3.78
Dining Room: 3.86 x 3.84
Kitchen: 2.81 x 5.68
Utility: 2.81 x 3.26
WC: 1.06 x 1.52
Bedroom One: 4.20 x 4.00
Bedroom Two: 4.63 x 3.77
Bedroom Three: 2.84 x 2.11
Bathroom: 2.67 x 1.94

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

EPC: D COUNCIL TAX BAND: C

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds and floor coverings.

SERVICES: Mains water, gas, drainage and electricity. Double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.



IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

