Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents
13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk
www.gandjoliver.co.uk

rightmove the UK's number one property site
See all our properties at OnTheMarket.com







THE ELMS, 16A FENWICK PARK, HAWICK, TD9 9PA

THREE BEDROOM DETACHED HOUSE WITH GARAGE AND GARDEN

EPC D

OFFERS AROUND £285,000

THE ELMS, 16A FENWICK PARK, HAWICK, TD9 9PA

OFFERS AROUND £285,000

We are delighted to bring to the market for sale this surprisingly spacious detached three bedroom dwelling house with conservatory and garage. Offered for sale in neat and tidy order, the property offers scope for modernisation if so desired, allowing a purchaser to put their own stamp on it. The gardens are established and well tended and there is a driveway for parking.

Entering from the front door, the hallway provides access to the majority of the accommodation and has a useful storage cupboard. The lounge, which is situated to the front and side, is an extremely well proportioned room with windows to the front and side and there central fyffe stone fireplace offering a pleasing focal point. There is access from here into the kitchen diner. The kitchen, which lies at the back of the house, is also generously proportioned with ample space for a dining table and chairs overlooking the conservatory. There are a range of floor and wall units in situ with an integrated fridge and oven. There is also a four ring electric hob, single bowl sink and drainer and space for a freestanding dishwasher. The utility room, which is accessed off the kitchen, provides additional kitchen units and houses the gas boiler which was installed around 2024. There is a second sink in here and space and plumbing for washing machine and/or tumble drier. Completing the living accommodation is the large conservatory located to the rear of the house overlooking the beautifully tended gardens.

The master bedroom must be seen to appreciate its size running along one end of the house. There are a range of fitted wardrobes and vanity furniture offering excellent storage and there is a spacious en suite bathroom with WC, twin sinks and bath with shower located over. The other two bedrooms are smaller bedrooms with handy built in wardrobes and there is a separate shower room with walk in shower enclosure, wash hand basin and WC.

Externally, this family home benefits from private parking to the front in addition to the single car garage. A paved pathways leads right around the house where there is an array of mature plants and bushes and a pleasant patio area for seating adjacent to the conservatory. Ramp access at the front means the property can be entered with no stairs.
Fenwick Park is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Reivers Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

ROOM SIZES:
Lounge 4.41 x 7.51
Kitchen 6.19 x 3.73
Utility 4.65 x 2.06
Conservatory 5.13 x 3.73
Bathroom 2.27 x 2.06
Master Bedroom 4.18 x 6.18
En Suite 1.22 x 2.06
Bedroom 3.07 x 2.98
Bedroom 2.90 x 2.98

Council Tax Band: F **EPC:** D

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, light and bathroom fittings.

SERVICES: Mains water, drains, gas and electricity. Gas central heating and 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.onthemarket.com, www.rightmove.co.uk 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.

