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**119 SILVERBUTHALL ROAD, HAWICK, TD9 7BL**  
**THREE BEDROOM MID TERRACE HOUSE WITH GARDEN**

**EPC D**  
**OFFERS AROUND £105,000**

# 119 SILVERBUTHALL ROAD, HAWICK, TD9 7BL

## OFFERS AROUND £105,000



119 Silverbuthall forms a surprisingly spacious three bedroom family home in a popular area of town. Offered for sale in neat and tidy order, the property would make an ideal starter family home with potential for modernisation throughout. Situated a short distance from both Wilton and Striches Primary Schools, this mid terrace property boasts a pleasant low maintenance front garden and excellent storage facilities throughout.

Entered on the ground floor, the hallway provides access to the lounge and kitchen with a carpeted staircase leading up to the first floor. There are three built in storage cupboards here, one of which houses the electric meter. The lounge is a spacious, double aspect room with double glazed patio doors overlooking the raised porch and front garden and a window to the rear. There is ample space for furniture here including a dining table and chairs if so desired. There is neutral carpet flooring throughout and a pine glazed door which leads to the kitchen. Overlooking the rear is the kitchen which has a range of white high gloss floor units with black flecked work top and tiling to splashback areas. There is vinyl flooring and space undercounter for a washing machine and fridge as well as a freestanding cooker.

Located on the first floor are all three bedrooms and the shower room. Two of the bedrooms are generously sized double rooms with ample built in storage and carpet flooring. The third and smallest bedroom overlooks the front of the property. The gas boiler is located here. The well appointed shower room comprises a three piece white suite of walk in shower enclosure with electric shower unit, freestanding wash hand basin and WC.

Externally with the property there is an integrated outhouse by the front door for storage and small clothes drying area. The low maintenance front garden is mostly made up of potted plants, mature shrubs and an area of chipping stones.

Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Striches Primary and Wilton Primary School are close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick 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 Summer 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: 4.09 x 4.27  
Kitchen: 3.50 x 2.50  
Dining Room: 2.60 x 2.46  
Bedroom One: 3.09 x 3.66  
Bedroom Two: 4.45 x 2.57  
Bedroom Three: 2.65 x 2.70  
Shower room: 1.58 x 2.18

### COUNCIL TAX BAND: B EPC: D

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

**SERVICES:** Mains water, drainage and electricity. Gas Central Heating. 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](http://www.gandjoliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.

