

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Hillend Drive

Hawick, TD9 8DJ



Located in the popular Burnfoot area of Hawick, 11 Hillend Drive is a well proportioned two bedroom semi-detached home, originally constructed in around 1950 by the local authority. Presented to the market in move in condition whilst allowing the opportunity for the purchaser to add their own stamp should they wish, the property should be of interest to the first time buyer or those seeking a downsizing opportunity.



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Location

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description

Internally, the property comprises of the lounge with double aspect windows, fitted kitchen with a mix of wall and base units in green, and the pantry which is situated just off the kitchen. Moving upstairs, the property has the benefit of two very well proportioned double bedrooms, and the family bathroom with shower over bath, WC and wash hand basin. The property has a good degree of internal storage facilities throughout and enjoys a particularly bright and spacious feel.

Externally, there are substantial garden grounds to the rear which are mainly laid to lawn with beautiful views over to Ruberslaw in the distance. At the front, there is off-street parking for one vehicle.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Valuation

£115,000

EPC
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Approximate Gross Internal Area = 75.9 sq m / 817 sq ft

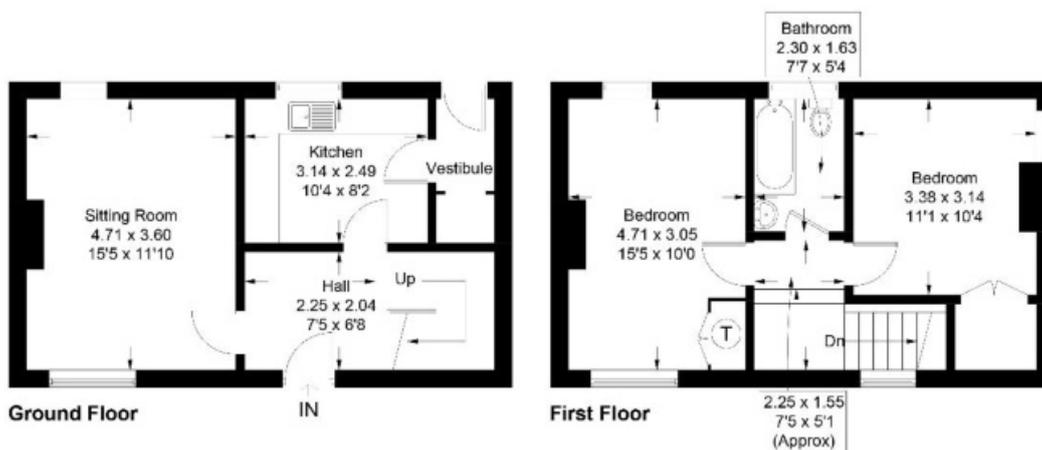


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1263033)

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Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.