



Geo. & Jas. Oliver W.S.

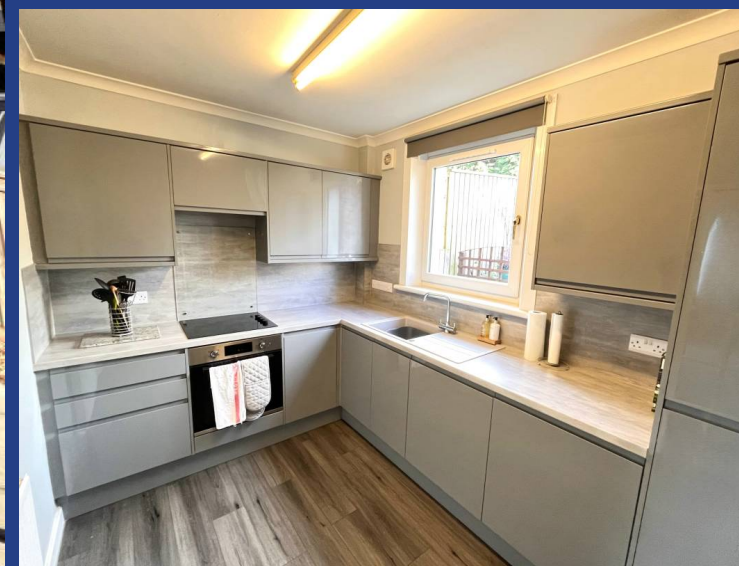
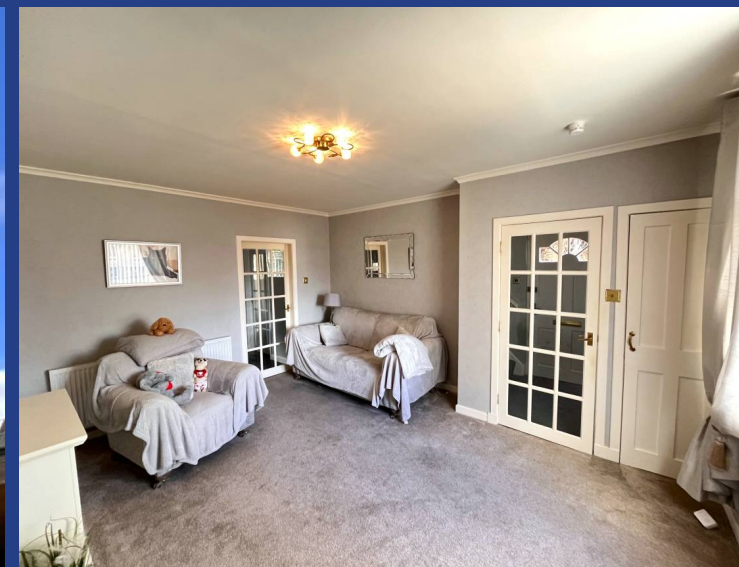
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48 HILLEND DRIVE, HAWICK, TD9 8DU

TWO BEDROOM END TERRACED HOUSE WITH PARKING/GARDEN

EPC C
OFFERS AROUND £120,000

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Early viewing is recommended of this spacious and well presented end terraced two bedroom house located in an elevated part of town with lovely open views to the front. There are well kept front and rear gardens and off street parking to the side is a useful addition.

The property is entered via the side into a small hallway with stairs that lead to the first floor. A timber and glazed door leads through to the bright lounge which overlooks the front with open views and has an electric fire suite offering a cosy focal point. A door from here leads through to the well presented kitchen which has a range of floor and wall units in gloss grey with ample work surface space and a single bowl sink. There is an integrated fridge freezer and oven with electric hob. A window from here overlooks the rear garden and a door provides access to the utility room where there is space for additional white goods and a back door to the rear garden.

The upper level is accessed via a carpeted staircase from the hallway. There are two good sized double bedrooms up here and the master has a generous range of built in storage cupboards. The bathroom is well proportioned and comprises a three piece suite of corner shower enclosure, wash hand basin and WC. There is handy built in vanity furniture for storage.

Externally the front garden is mainly chipped for ease of maintenance and there is off street parking for several vehicles. The rear garden, which is tiered, has a pleasant mix of patio, lawn, chipped areas and decking.

ROOM SIZES

Lounge 3.98 x 4.63
Kitchen 3.34 x 2.36
Utility 1.68 x 2.35
Bedroom 2.78 x 3.81
Bedroom 3.24 x 3.22
Bathroom 2.18 x 1.64

LOCATION: Hillend Drive is a popular residential area with lovely open views to the front. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

EPC: C COUNCIL TAX BAND: A

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

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

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.

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



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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