



## Old School House Burnfoot Road Hawick TD9 8EL

We are delighted to bring to the market, this most original property.

Built around 1950 this former school house sits in large garden grounds and is accessed from Burnfoot Road via a shared drive.

The property is very private and cannot be seen from the road due to it being surrounded by trees on 3 sides.

The accommodation comprises; Entrance Vestibule, Hallway, living room, Kitchen, dining room, WC and bedroom/3rd public room on the ground floor. On first floor there are 3 bedrooms and a shower room. In total around 137SQM of living space.

The property is presented in clean and tidy order, but would benefit from a degree of cosmetic updating.

It benefits from GCH and UPVC double glazing with heating tubes solar panels (an older type system), there is mains water and drainage.

Outside there are extensive gardens to the back front and side, laid mainly to lawn with a large area of woodland. There is also a stone built single garage.

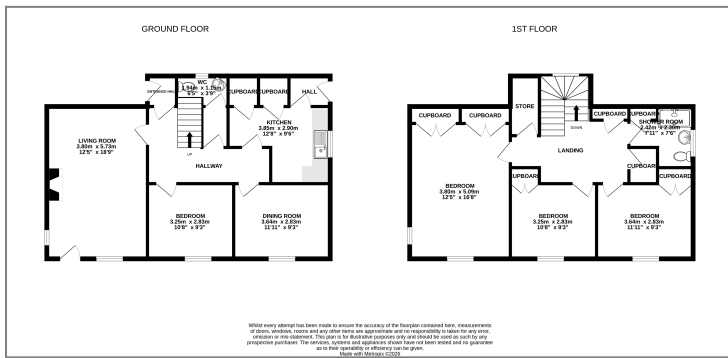
An excellent opportunity for someone to develop and modernise this unique property and turn it into a modern family residence.

Must be viewed to fully appreciate its style , charm and great potential.

### What we like about this property

Size, Woodlands, Garden, Great Potential





Council Tax Band: E

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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