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**21 LONGCROFT ROAD, HAWICK, TD9 0BT**  
**TWO BEDROOM QUARTER HOUSE WITH GARDENS (LOWER)**

**EPC D**  
**OFFERS AROUND £95,000**

# 21 LONGCROFT ROAD, HAWICK, TD9 0BT

## OFFERS AROUND £95,000



We are pleased to offer for sale this well presented two-bedroom, ground floor quarter villa situated in the ever-popular West End area of Hawick. Ideal first time buy or down size opportunity. The property benefits from front and rear gardens and early viewing is recommended.

A pathway leads to the front door which opens into a hallway, with doors off to the lounge, the two bedrooms and shower room. The cosy and comfortable lounge is situated to the front and has practical laminate flooring and a cosy inset living flame gas fire with a feature wall in patterned wallpaper. There is a useful storage cupboard in here. The kitchen, accessed through the lounge, has been well equipped with pine floor and wall mounted units and tile effect flooring. There is space for a washing machine and upright fridge freezer and an integrated cooker with gas hob. A back door allows access out into the rear garden. Both bedrooms are of generous size and both have built-in wardrobes offering additional storage space and in-turn more floor space for all bedroom furniture. The well presented and contemporary shower room comprises a walk in shower enclosure with electric shower, WC and wash-hand basin.

The front and rear private gardens are both a generous size mostly laid to lawn. There is a garden shed at the back ideal for extra external storage.

Longcroft Road is located in the highly sought-after West End area of Hawick, close to the award-winning 18-hole Vertish Golf Course. Hawick boasts a variety of shops, supermarkets and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an excellent corner shop within the area as well as a bus stop serving the town. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The Motte Park and also the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

### ROOM SIZES:

Lounge: 3.81 x 4.77  
Kitchen: 3.36 x 2.38  
Bedroom One: 3.92 x 3.43  
Bedroom Two: 2.99 x 3.00  
Shower Room: 1.70 x 2.37

EPC:D COUNCIL TAX BAND:A

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

**SERVICES:** Mains Water. Drains, Gas & 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.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) 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.

