



Geo. & Jas. Oliver W.S.

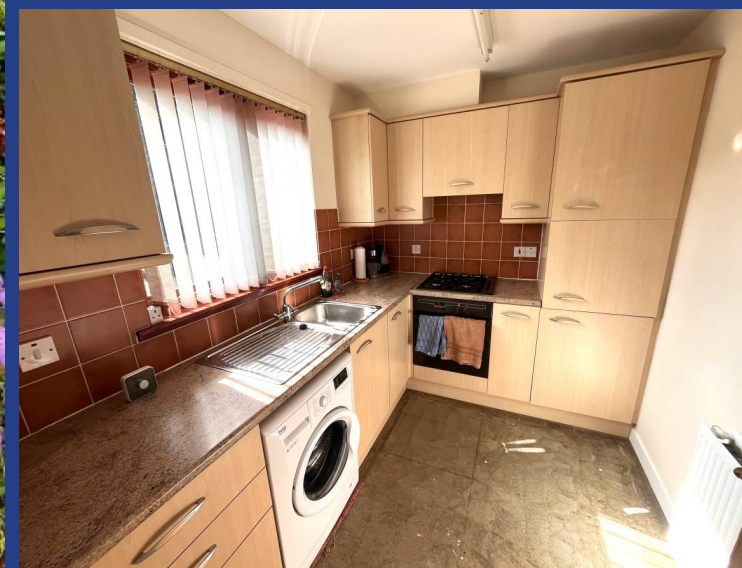
Solicitors & Estate Agents

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4 KATHERINE'S COURT, HAWICK, TD9 7JS
TWO BEDROOM DETACHED BUNGALOW WITH DRIVE

EPC C
OFFERS AROUND £155,000

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We are delighted to bring to the market this freshly decorated detached two bedroom bungalow situated in a quiet residential part of town a short walk to local amenities. Offering an ideal down size opportunity, the property benefits from a private chipped drive and small area of front and back garden with mature trees and bushes.

Entered from the front, the timber front door leads into a small vestibule with a storage cupboard housing the combination gas boiler. Straight ahead is the kitchen which has windows to the side allowing a flood of natural light. The kitchen has a range of beech effect floor and wall units with tiled splashbacks and a single bowl sink and drainer. There is space for a washing machine and there is an integrated fridge freezer and oven with gas hob. The lounge, situated to the front, is freshly decorated in neutral tones and has a useful range of storage cupboards at the back of the room. A timber door provides access to a back hallway where the shower room and bedrooms are located.

Both bedrooms are situated to the rear of the property and have been freshly painted in a neutral colour palette and have a range of built in wardrobes offering handy storage space. Completing the accommodation is the three piece shower room with corner shower enclosure with mixer shower, WC and wash hand basin with vanity unit. Externally, the property is set in a modest plot with a chipped driveway and timber garden shed. The remainder of the grounds are mostly a range of colourful mature plants and trees and there are clothes drying facilities to the rear.

ROOM SIZES

Lounge 3.13 x 4.95
Kitchen 2.15 x 2.78
Bedroom One 3.24 x 2.84
Bedroom Two 3.19 x 2.64
Shower Room 1.90 x 2.09

Katherine's Court is a quiet cul de sac accessed off the main A7 leading out of Hawick in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Both Wilton and Stirches Primary Schools 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, Hawick 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. The town 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.

COUNCIL TAX BAND: C EPC : C

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

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

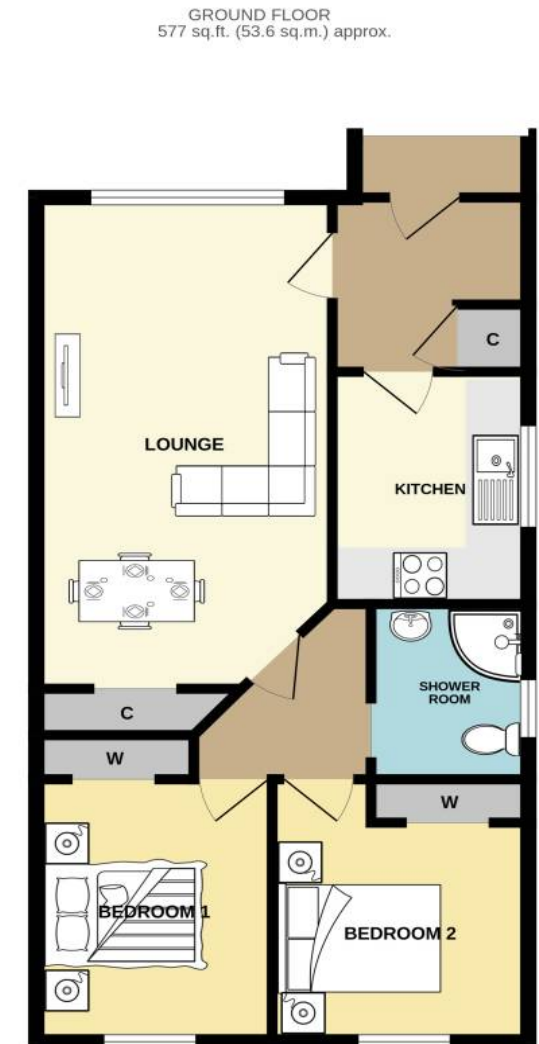
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

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 as well as www.rightmove.co.uk, www.onthemarket.com and 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.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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