



## 6 Waverley Cottages Hawick TD9 9JH

We are delighted to bring to the market this end of terraced cottage style property.

Located in the ever popular terraces part of town with access from the front and rear, where on-street parking can be found.

The accommodation comprises: Vestibule, Hallway, living room, dining kitchen, and rear porch on the ground floor. On the first floor there are 3 bedrooms and a family bathroom with shower over bath. In total around 98SQM of living space.

Benefitting from GCH (Combi-Boiler) and UPVC double glazing. There is a wood burning stove in the living room.

The property is decorated in lovely contemporary style, with quality floor coverings, lighting and fittings.

Outside to the rear there is a small courtyard with storage shed and wood store. To the front there is a good sized terraced garden, laid mainly to decking, providing private al-fresco dining space and area for a hot tub. There is also an area laid with synthetic grass.

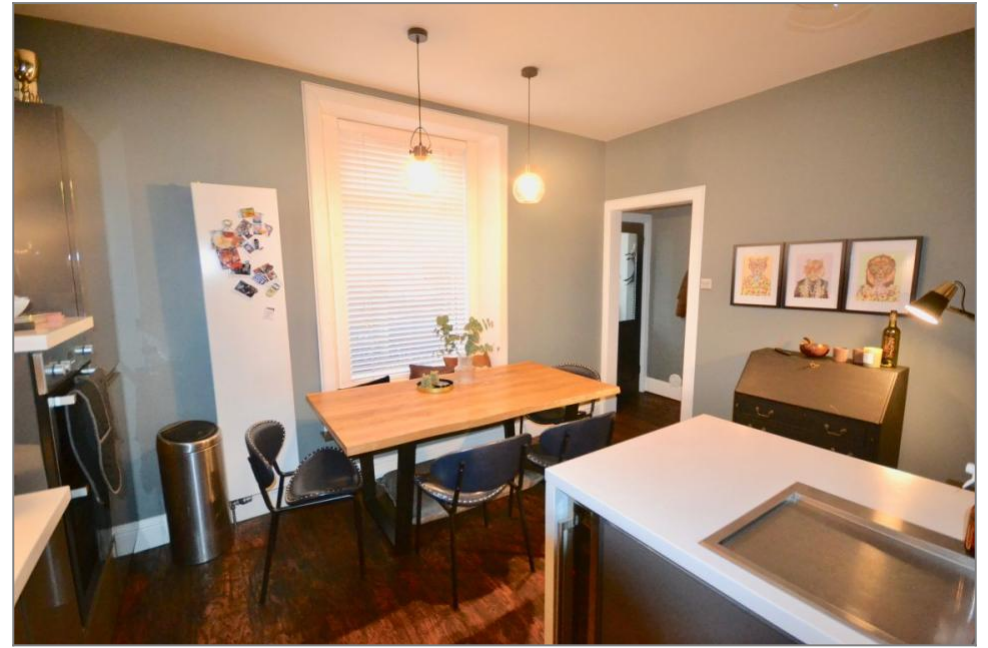
An excellent property for a young couple or family, with space to grow and not have to worry about upgrading.

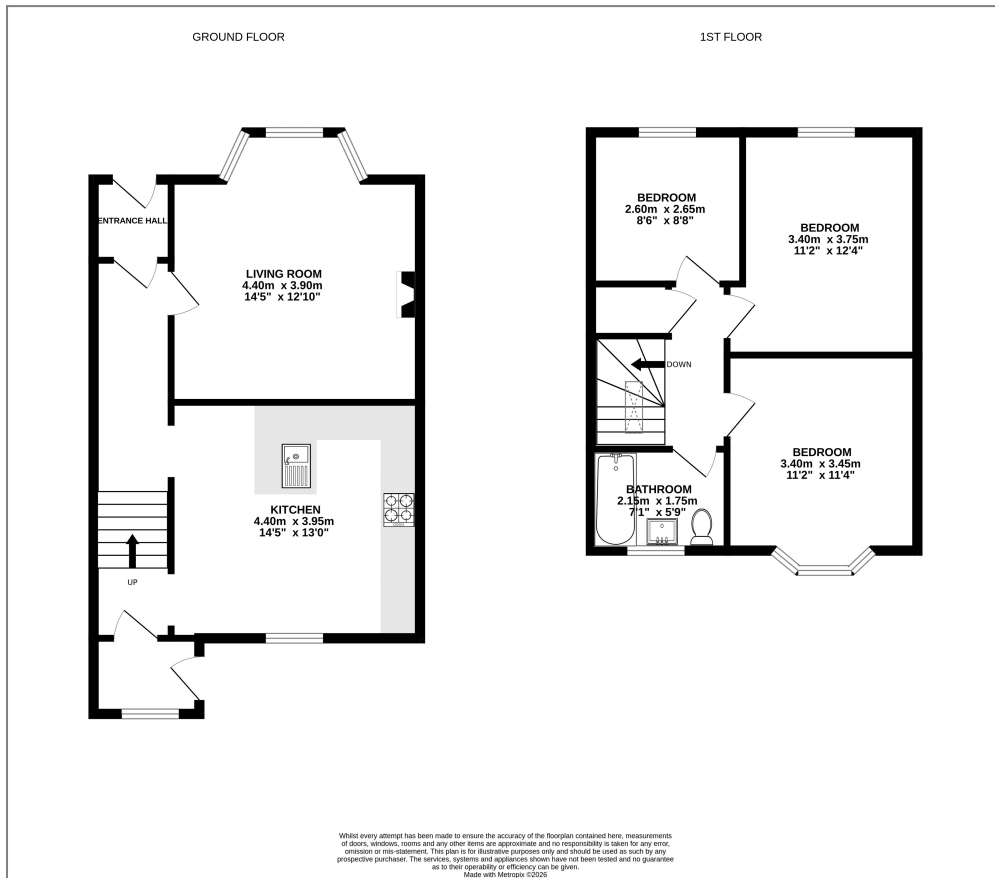
Must be viewed to fully appreciate.

### What we like about this property

Location, Presentation, Style, Garden







Council Tax Band: B

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied at all times.

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