



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket™.com



73 WEENSLAND ROAD, HAWICK, TD9 9PJ
GROUND FLOOR TWO BEDROOM QUARTER HOUSE WITH GARDENS

EPC C
OFFERS OVER £95,000

73 WEENSLAND ROAD, HAWICK, TD9 9PJ

OFFERS OVER £95,000



Early viewing is recommended of this surprisingly spacious ground floor quarter house offered for sale in very good order. Benefitting from double glazing, gas central heating and well tended front and rear gardens, the property also has well appointed kitchen and bathroom facilities. Ideal down downsized opportunity.

Entered from the front, the hallway provides access to the majority of the accommodation and there is a large storage cupboard here. The spacious lounge overlooks the front garden and has cosy carpet flooring and a storage cupboard. The main focal point of the room is the wall mounted gas fire. A door leads through to the kitchen which is situated to the rear and has a door out to the back garden. The kitchen benefits from a range of floor and wall units and has space for a fridge freezer, cooker and washing machine. There is also large storage cupboard which houses the gas boiler.

Both bedrooms are double rooms (one to the front and one to the rear) and are presented for sale in excellent order. The master bedroom also has a handy built in storage cupboard and ample space for freestanding furniture. The stylish shower room offers a three piece white suite of walk in shower enclosure, wash hand basin and WC with practical low maintenance aqua panelling.

Externally to the property there is both a front and back garden. The front garden is mainly laid to lawn with mature shrubbed borders and the rear garden has a pleasant area of patio and lawn with a timber garden shed and clothes drying facilities.

Weensland Road is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town 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. Hawick 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.

ROOM SIZES:

Lounge: 3.95 x 4.58

Kitchen: 3.53 x 2.94

Shower Room: 1.40 x 2.40

Bedroom One: 3.65 x 3.75

Bedroom Two: 3.65 x 2.70

Council Tax Band: A **EPC:** C

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

SERVICES: Mains water, drains, gas 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.

