



WOODSIDE, EAST BOONRAW, NR HAWICK, TD9 7NP
OFFERS OVER £575,000



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WOODSIDE, EAST BOONRAW, NR HAWICK, TD9 7NP

FIVE BEDROOM HOUSE WITH GARDENS AND GARAGE

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Commanding a southerly aspect and set against the enviable Scottish Borders landscape, Woodside is an exceptional, five bedroom, detached family home with magnificent views towards Ruberslaw and beyond. Presenting a unique opportunity to countryside enthusiasts or to those simply looking to take advantage of a more peaceful way of life, Woodside is the ultimate lifestyle choice. The property has been tastefully refurbished throughout and is offered for sale in turn key condition with many pleasing and stylish features internally.

Built in 2005, the house itself has accommodation arranged over two floors. Entering from the front, the welcoming hallway offers access to all of the ground floor accommodation. The heart of the home is most certainly the spacious and bright open plan kitchen and living area situated along the back of the house with floor to ceiling doors and windows offering a flood of natural light and panoramic views to the garden and beyond. The kitchen boasts a variety of floor and wall units in dark blue with a Belfast sink, integrated dishwasher, space for a large fridge freezer, integrated double oven and electric hob. There is a central island for casual dining

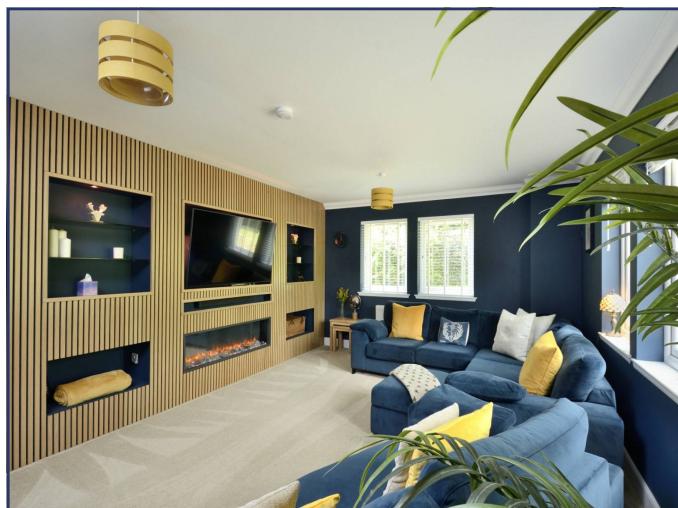
in addition to space for a table and chairs. The living area has an attractive log burner and bright neutral dor making this an ideal space for entertaining. The separate main lounge offers a more formal public room and has been beautifully decorated in dark blue with a feature panelled media wall and floating electric fire built in making a stunning focal point. Also located on the ground floor of the property is a smart cloakroom with a two piece white suite, utility room with a range of storage facilities and space for white goods and there is also a separate a boot room with door out to the side of the property ideal for muddy shoes and/or coats etc which also offers access through to the integrated garage. The fifth bedroom/playroom is also situated on the lower level and could be used for a variety of purposes such as home office.

The first floor is accessed via a turning stair with glazed panelling and located up here are the additional bedrooms and family bathroom. The family bathroom is a well appointed and stylish space with walk in shower enclosure, free standing bath, twin sinks and a WC. The luxurious master bedroom is a light and spacious room with walk in dressing area which in turn leads along to the en suite shower room which has wash hand

basin, WC and walk in shower which is tiled with seating and LED lighting. The additional three double bedrooms are all freshly decorated and carpeted in neutral tones and there is also the smaller room currently used as a nursery.

Externally, there are beautifully tended garden grounds surrounding the house, taking advantage of breathtaking unspoilt views. Made up mostly of south-facing lawn and patio, the former paddock is sized approximately 40x21 meters. Suitable for a pony if desired. An integrated double car garage and gravelled drive to the front provide parking for several vehicles.

Woodside is set in a prestigious location within a scattering of properties known as East Boonraw, just outside of Hawick- 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, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets



and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

METHOD OF SALE: As a whole.

POSSESSION: The property is sold with vacant possession.

BOUNDARIES: Any boundaries delineated in these particulars are for visual purposes only and shall not be relied upon by any party.

EPC RATING:C COUNCIL TAX BAND:G.

ROOM SIZES:

Open Kitchen/Living Room:12.57 x 4.43

Lounge:5.93 x 4.48

Study/Fifth Bedroom:3.94 x 4.01

WC:1.75 x 1.52

Utility Room:2.57 x 3.44



Boot Room:2.64 x 4.97
Master Bedroom:5.96 x 4.58
En Suite/Dressing:6.23 x 2.16
Bedroom Two:3.15 x 4.00
Bedroom Three:5.01 x 2.78
Bedroom Four:5.01 x 3.47
Nursery:3.28 x 1.83
Bathroom:3.15 x 3.89

SERVICES: Mains water, electric, oil-fired central heating. Bio-disc drainage system with discharge via reed bed. Double glazing. Solar Panels benefitting from Feed-in-Tariff Contract.

FIXTURES AND FITTINGS: All carpets, floor coverings, blinds and integrated appliances are included in the sale.

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 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.



GROUND FLOOR



1ST FLOOR



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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