

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Crowbyres Cottages
Hawick, TD9 9SN



Located in a quiet residential setting on the edge of town, 2 Crowbyres Cottages is a generously proportioned three bedroom detached bungalow which extends to an impressive 122 sqm. Finished to an exceptional standard throughout, with tranquil river views to the rear, this property truly highlights the best of modern living.

Upon entering the home, you are welcomed by the dining kitchen, the true heart of the home and a great space for entertaining - featuring a large central island, quality fitted units and a range of fully integrated appliances, including Bluetooth sound system and underfloor heating. The utility room is tucked away just off the kitchen, with direct access available to the garden grounds from here.

The sitting room is bright and spacious, complete with solid wood flooring and feature media wall as the focal point. The accommodation further comprises three well-proportioned bedrooms, including a superb principal bedroom with walk-in wardrobe, together with two stylish bathrooms finished to a high specification - the main bathroom having the benefit of a clawfoot bath and striking exposed stone wall, adding to the charm and character.

Externally, the property benefits from a generous multi-car driveway and beautifully maintained gardens incorporating areas of lawn and patio, perfectly positioned to take advantage of the peaceful river outlook.

Combining high-end finishes, modern technology and an enviable setting, this outstanding home must be viewed to be fully appreciated.

2 Crowbyres Cottages

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft

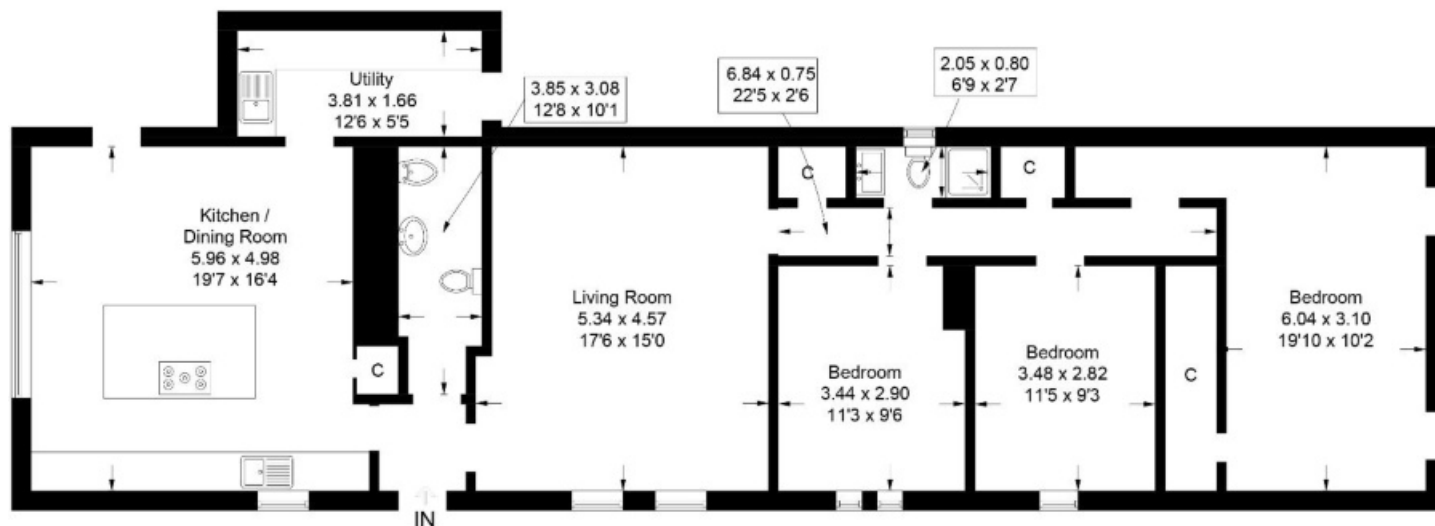


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300959)

Situation

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Services

Oil central heating, underfloor heating in kitchen/living room, mains electricity and water, private drainage to septic tank.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

EPC | Home Report Valuation

C | £305,000

Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Preventative Flood Measures

Extensive flood defence measures are in place, the majority of which were implemented in 2021. Further information and documentation can be sought from the agent.

Interested in this property?

Hawick

Call 01450 372336

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.