



Geo. & Jas. Oliver W.S.

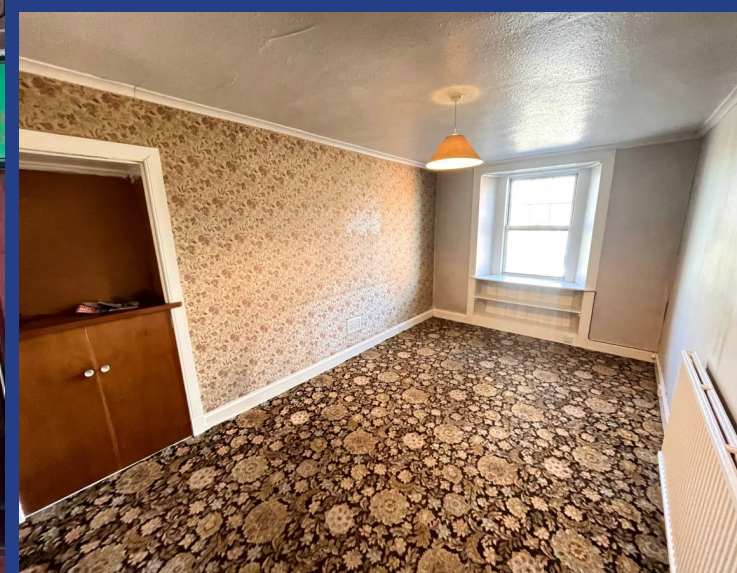
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GIRNIGOE, MAIN STREET, DENHOLM, TD9 8NU
FOUR BEDROOM MAISONETTE WITH GARDEN

EPC D
OFFERS AROUND £99,500

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Forming the top two floors of a desirable stone building dating back to 1850, Gimigoe offers the prospective purchase the chance of a renovation project on the Main Street of the pretty and desirable village of Denholm. Ideally situated in the heart of the village, this four bedroom maisonette has the benefit of a large back garden which could potentially offer private parking to the rear (subject to any permissions being required).

The property is entered via a shared close from Main Street and a UPV door leads to the stairwell where a coal house is situated. The property is accessed from the first floor into the hallway. Located on this level is the main sitting room with coal stove and windows overlooking Denholm Green. The electric meter is situated in a cupboard beneath the window. The kitchen is located off this room and requires upgrading. At present, there are some floor and wall mounted units in situ and space and plumbing for a washing machine and a cooker. A sink is located beneath windows overlooking the rear. Also situated on this floor is a small bedroom/office and a second public room/dining room.

The upper floor is accessed via a turning staircase from the main hallway. On this upper level are three good sized bedrooms all requiring updating and two of these have handy built in wardrobes. At the end of the hallway, a three piece bathroom is situated to the rear with bath, wash hand basin and WC. A timber staircase from the upper hallway provides access up to the large floored attic offering ideal internal storage space.

Externally, at the rear of the property is a sizable area of garden ground which is mainly grass at present and has gate access out to Douglas Drive. Off street parking could possibly be created here subject to any permission being required.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

ROOM SIZES:

Sitting Room 3.97 x 4.97
Kitchen 3.49 x 2.10
Dining Room 2.89 x 4.91
Bedroom/Office 1.92 x 3.77
Bathroom 3.65 x 2.10
Bedroom 2.57 x 4.88
Bedroom 2.52 x 3.77
Bedroom 2.90 x 3.77

APPROXIMATE JOURNEY TIMES: Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

SERVICES: Mains water and electricity. Solid fuel central heating.

VIEWING: Strictly by appointment with Geo & Jas Oliver WS.

FIXTURES & FITTINGS: N/a

HOME REPORT: Available upon request.

EPC: D **COUNCIL TAX:** B

VIEWING: By appointment with Geo and 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.

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