

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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**4 Mayfield Park
Hawick, TD9 7DY**



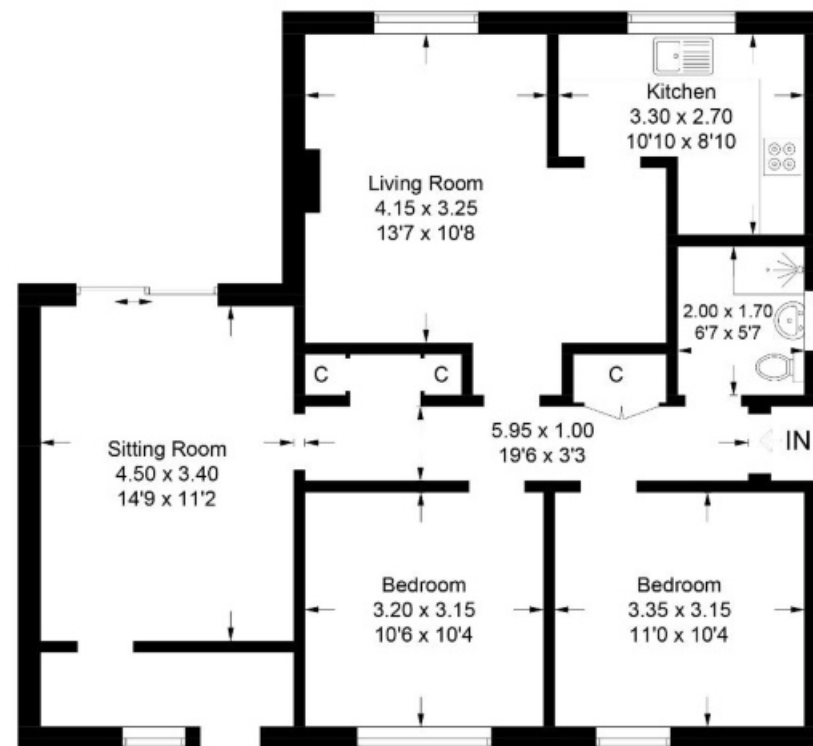
Tucked away in a peaceful and rarely available cul-de-sac, 4 Mayfield Park is a charming detached bungalow occupying an elevated position with stunning views across the town. The property offers a comfortable and flexible level of accommodation throughout, making it the ideal choice for buyers who are seeking accessible, single level living or those looking for a downsizing opportunity.

Internally, the property is accessed from the side and comprises of the welcoming entrance hallway, bright sitting room cosy wood burning stove, adjoining kitchen, two double bedrooms, the modern shower room, utility room and second reception room - which could also be utilised as a third bedroom if desired. The property has been decorated in neutral tones throughout, providing a blank canvas for a buyer to personalise to their own individual taste and requirements.

Externally, the rear garden has been thoughtfully terraced to best utilise the space, making the most of its elevated position and breathtaking views. In addition, there is a productive vegetable patch, while the garden backs directly onto open fields, providing a wonderful sense of privacy and a delightful rural outlook. To the front, there are further garden grounds, comprising mostly lawn and mature shrubs in addition to the multi-vehicle driveway and carport.

4 Mayfield Park, Hawick, TD9 7DY

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1320712)

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

Mains electricity, water and drainage.

Fixtures & Fittings

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

EPC | Home Report Valuation

F | £230,000

Viewings

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

Offers

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.

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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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.