



28 NORTH BRIDGE STREET, HAWICK, TD9 9QS
OFFERS AROUND £275,000



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28 NORTH BRIDGE STREET, HAWICK, TD9 9QS

SIX BEDROOM TOWNHOUSE WITH GARDEN

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Early viewing is recommended of this centrally located imposing townhouse which boasts six generous en-suite bedrooms and a well kept private enclosed garden to the rear with outhouses and BBQ area. Offered for sale in excellent order, the property offers a blend of sympathetically modernised features such as ornate cornicing to ceiling and intricate ceiling roses whilst featuring modern and stylish kitchen and bathroom facilities and décor throughout in light cool undertones. The property has previously been run as a thriving guest house in the past and offers flexibility for use such as large family living space, corporate accommodation and/or B&B.

The property is entered from the front into the striking main hallway with tile effect flooring and a turning carpeted staircase to the upper levels. There is a useful large shelved storage cupboard here. The family lounge is a delightful and bright room situated to the front with an abundance of character in place such as high ceiling, timber panelling and intricate cornicing. There is a ceiling light with traditional ceiling rose and the décor is both fresh and light. From the

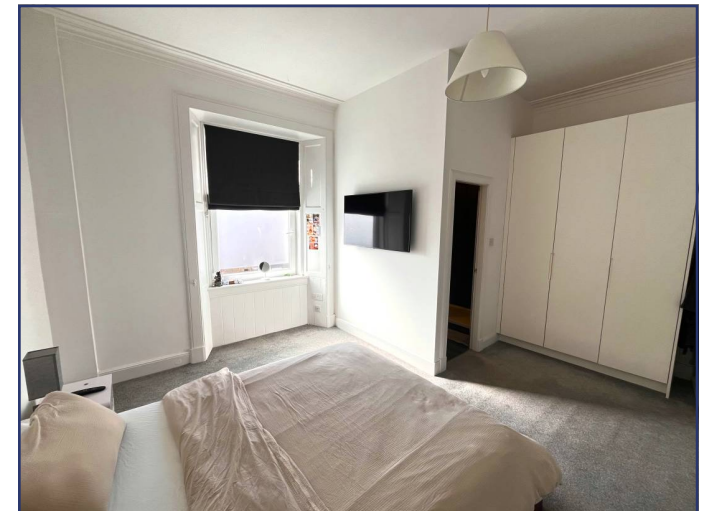
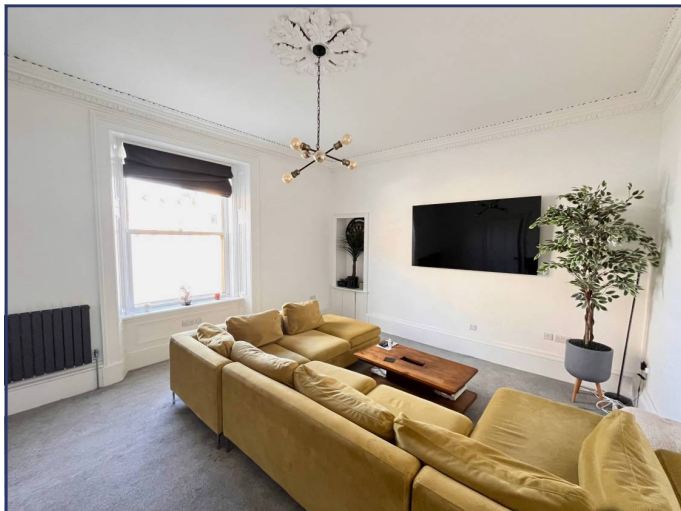
hallway a timber door leads through to the rear hall where there is a separate utility room with plumbing for washing machine, two piece cloakroom/WC, kitchen and another large storage cupboard. A back door leads out to the rear garden. The kitchen is generously proportioned and has been finished to an exacting standard with a range of dark floor and wall units and cream brick effect tiles to splashback. There is space for an American style fridge freezer and a one and a half bowl sink with mixer tap located under a window overlooking the rear garden and an integrated dishwasher, microwave, double oven and electric hob.

On the turn of the stairs is a useful linen cupboard and the first floor landing provides access to two extremely spacious double bedrooms with en suite shower rooms (one to the front and one to the back) On this same level there is also a smaller single en suite room overlooking the front of the property.

Completing the accommodation on the second floor are three further double bedrooms presented in good order all with well appointed shower rooms.

Externally at the rear of the property is an enclosed back garden with stone outbuildings and outside BBQ area and decking.

North Bridge Street is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. 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 boasts a number of independent shops, public houses and bistros as well as larger supermarkets and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.



ROOM SIZES:

Lounge: 5.27 x 4.52

Kitchen: 3.21 x 4.61

Utility: 1.72 x 2.30

WC: 2.02 x 0.98

Bedroom One: 4.76 x 5.10 En Suite: 1.73 x 1.87

Bedroom Two: 4.92 x 4.75 En Suite: 1.56 x 1.68

Bedroom Three: 3.41 x 2.06 En Suite: 1.52 x 1.33

Bedroom Four: 3.39 x 2.66 En Suite: 1.50 x 2.03

Bedroom Five: 3.79 x 4.26 En Suite: 1.06 x 1.96

Bedroom Six: 3.39 x 4.21 En Suite: 1.62 x 2.48

EPC RATING: C COUNCIL TAX BAND: C

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

SERVICES: Mains water, drainage, gas and electricity. Gas Central Heating. Double Glazing.

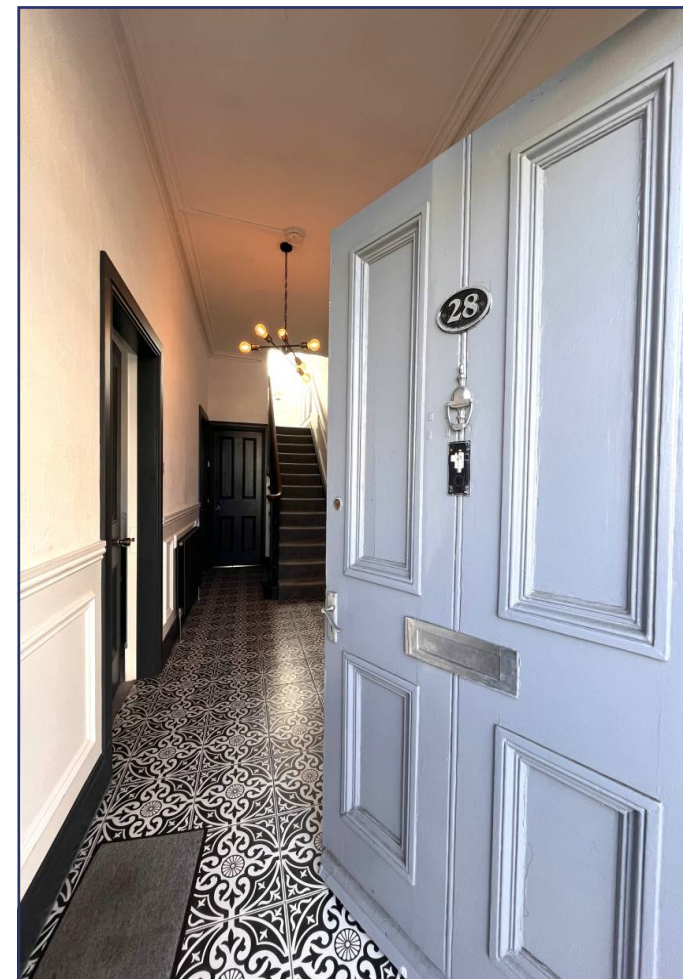
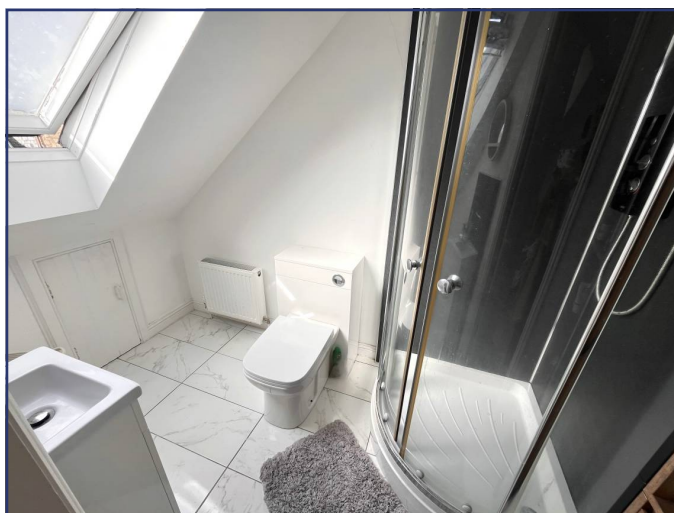
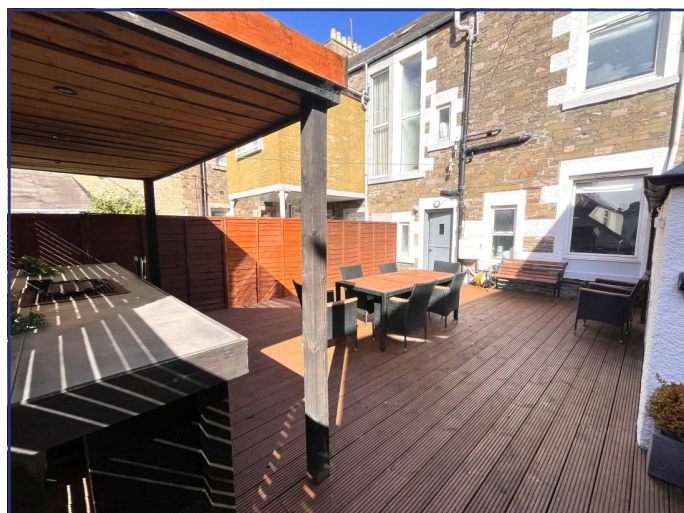
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

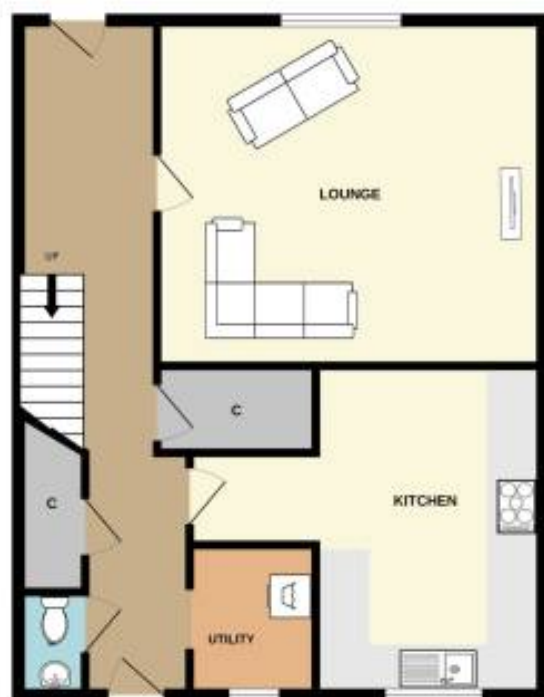
IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; 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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

INTERNET WEBSITES: All our properties can be viewed at www.gandjolicer.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

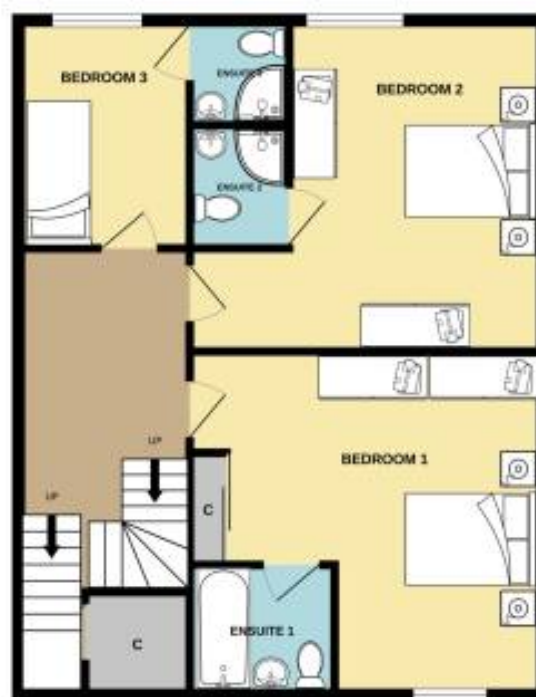
FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



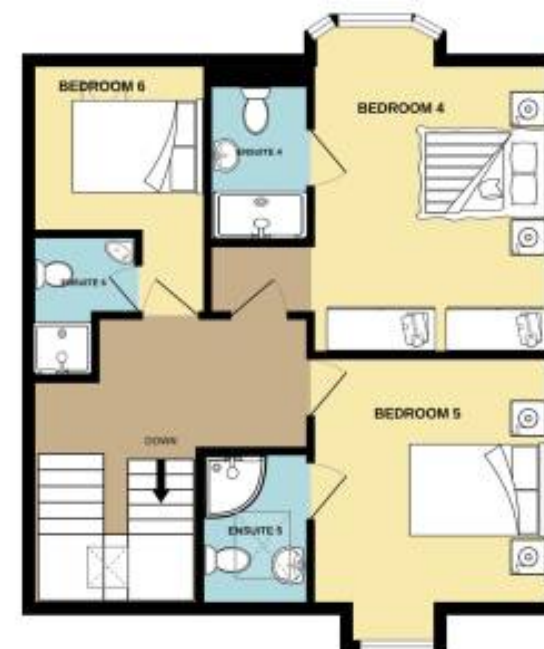
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2024sq.ft. (188.0 sq.m.) approx.

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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