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18 WAVERLEY TERRACE, HAWICK, TD9 9JT
TWO BEDROOM MAISONETTE WITH GARDEN AND TWO GARAGES

EPC C
OFFERS AROUND £115,000

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We are delighted to bring to the market this bright and spacious two bedroom maisonette located in a popular part of town with lovely views to the side and rear. Offered for sale in excellent order, the property has been recently upgraded throughout and has a stunning new three piece bathroom which has been finished to a high standard. Externally, there is an enclosed garden with lawn and decking, two off street parking spaces and two single garages.

Entering from the front, the hallway offers access to the lower level accommodation and has useful built in understair storage and attractive decorative panelling. The lounge, which is newly decorated and has timber effect flooring, is situated to the rear and has double glazed windows to the rear and side offering pleasant views over the town. The main focal point in here is the newly fitted log burner which is a cosy feature with a timber mantle above. The dining kitchen, located overlooking the front, has a range of white timber floor and wall units and timber effect worktops. It is decorated in olive green and there is space for a dining table and chairs. Appliances consist of a built in fridge freezer, micro wave oven and hob there is space and plumbing for a washing machine.

Carpeted stairs lead up to the upper landing. The master bedroom has been fully stripped and insulated and offers lovely views to the rear. There is ample space in here for freestanding furniture. The second bedroom is currently used as a nursery and is immaculately decorated and benefits from cosy carpet flooring and lovely views over the rear. The family bathroom has been recently refurbished to a high standard and comprises a three piece suite of shower bath, wash hand basin and WC. Located over the bath is a gold shower run off the boiler and there is practical aqua boarding.

Externally to the property there is private area of garden with lawn and decking and a newly erected fence encloses it. There are also two single car garages with parking spaces in front for two vehicles.

Waverley Terrace is in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is a wonderful town steeped in a sense of history and tradition. 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 is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

ROOM SIZES:

Sitting Room 4.67 x 4.48
Dining Kitchen 2.66 x 3.67
Bedroom 2.66 x 6.43
Bedroom 2.53 x 3.19
Bathroom 3.54 x 3.10

EPC RATING:C COUNCIL TAX BAND:A

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

SERVICES: Mains water, drainage 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.

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

