



LOWER STRATHMORE, 12 EAST STEWART PLACE, HAWICK
FIXED PRICE £295,000



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LOWER STRATHMORE, 12 EAST STEWART PLACE, HAWICK, TD9 8BQ

GROUND AND LOWER GROUND FLOOR VILLA WITH GARDENS

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Lower Strathmore forms the ground and lower ground floor levels of this stunning and imposing Victorian dwelling house designed by renowned Scottish Borders architect J.P. Alison in 1897. Built to the highest possible standards of the period, it was also designed as showcase for local craftsmen as evidenced in the elaborate cornicing throughout, beautiful carved fireplaces and stone pillars which stand at the entrances to the driveway and front door. Although converted into two apartments in the mid 20thC, Lower Strathmore has maintained these notable features. Situated in a cul-de-sac in a sought-after part of town rarely available on the open market, it is hidden from view by mature specimen trees and a variety of shrubs and yet is only minutes away from local services.

The sweeping shared drive leads up to the front of the property and offers ample parking for several vehicles. The property is entered via the main front door into a well-presented vestibule with its original tiling and wallpaper, now painted in a welcoming sunny yellow. Off the vestibule is a very useful two-piece cloakroom with wash hand basin and WC. The spacious and grand hallway offers a delightful first impression of the property with a striking ornate timber fireplace, high ceiling, cornicing and William Morris wallpaper. The

hallway leads to all the ground floor accommodation and has a large storage cupboard where the original staircase was sited.

The property boasts two beautifully presented public rooms. The study (which could also be used as a bedroom if so desired) is a bright double aspect room, accessed through a charming archway and is decorated in light neutral tones, windows to the side and front. The main sitting room is a larger, more formal space with bay window to the front and an ornate fire surround with a large Burley wood burning stove. The chimney and stove have both been regularly maintained. Both rooms have beautifully crafted cornicing to ceiling, individually patterned as befits the function of each room. Situated to the side and rear of the property is the extremely well-proportioned dining kitchen benefitting from a marble topped island fitted with useful power points, a range of timber floor and wall units in duck egg blue with timber worktops and a Belfast sink. This is an immaculately presented and sociable room, again ornately corniced, with ample space for dining table and chairs, and a small bay window area provides additional seating within attractive curved walls. There is space for a range style cooker (incl. in the sale) and space for a freestanding fridge freezer, and integrated

dishwasher. Glazed doors lead directly out to the south facing garden.

Down the corridor is a useful separate utility room with sink, overhead pulley drier, space and plumbing for a washing machine and drier and this is where the boiler is located. At the end of the passageway are the stone steps leading down to the studio located on the lower ground floor.

The master bedroom, decorated to create a calm and harmonious atmosphere, is situated to the rear of the property, with a view to the trees which run along the rear garden. A timber door leads to a two-piece en-suite with wash hand basin, WC and radiator. There are a further two bedrooms, both well presented with carpet flooring and the smaller of the two, at present used as a study/playroom, benefits from built-in storage. The family bathroom is both spacious and well-appointed and comprises a four-piece suite of bath, wash hand basin, WC and walk in shower enclosure with a chrome electric shower. There is practical tiled flooring and a radiator, supplemented by separately programmable underfloor heating.



Located on the lower ground floor is a basement room/workspace which is currently used as a pottery studio but could be used for a variety of purposes. There is a range of storage here with another workshop located off the main room with access to the electric meter, fuse boxes, digital smart meter and main water supply.

Externally this beautiful home benefits from privacy and mature gardens. The side is laid to lawn with flowering shrubs, a rose garden and a rowan tree centrally placed for summer and autumn interest. There is a timber garage with power, and a flagged patio area for alfresco dining. The unique terraced garden leading up from the patio is planted with bulbs, herbs, ferns and perennials, with a whisky barrel water feature, a small apple tree and weeping cherry. A sloping pathway and stone steps lead up to the large rear garden with lawn and a range of fruit trees and shrubs. At the foot of the bottom garden is the old summer house which adds a charming feature and behind it is a covered log store.

Sitting Room: 5.15 x 5.90 Lounge/Bedroom: 4.25 x 5.75
Dining Kitchen: 4.75 x 6.40 Utility: 2.25 x 2.60
Bedroom One: 4.15 x 4.15 En Suite: 1.45 x 1.95

Bedroom Two: 3.40 x 3.60 Bedroom Three: 2.30 x 5.60
Bathroom: 4.00 x 2.35
Basement Room/Studio with workshop and store: 7.25 x 5.90

East Stewart Place is a desirable location tucked behind the main road out of Hawick on the A7 in a highly convenient position 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, Hawick 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. The town 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.

EPC: D COUNCIL TAX BAND: F

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

SERVICES: Mains water, gas, drainage and electricity. Gas central heating.

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.



CELLAR
798 sq.ft. (74.1 sq.m.) approx.



GROUND FLOOR
2159 sq.ft. (200.5 sq.m.) approx.



TOTAL FLOOR AREA : 2957 sq.ft. (274.7 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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