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37 ROSEBANK ROAD, HAWICK, TD9 0DG

ONE BEDROOM QUARTER HOUSE WITH PARKING/GARDEN

EPC C
OFFERS AROUND £70,000

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An immaculately presented one-bedroom, upper quarter villa situated in the ever-popular West End area of Hawick. Ideal first time buy or down size opportunity. The property benefits from side and rear gardens, good storage and has private off street parking to the rear.

A pathway leads to the front door which opens into a carpeted stairway providing access to the upper landing which has doors off to the lounge, bedroom and bathroom. There is a large storage cupboard on the landing. The cosy and comfortable lounge has been tastefully decorated and receives an abundance of light through the large windows to the front and has a recently fitted fire surround offering a pleasing focal point. The modern kitchen, accessed through the lounge, has been well equipped with a range of modern white floor and wall units with black worktops. There is space for a fridge freezer, oven and washing machine and there is a stainless steel sink and drainer beneath a window to the rear. The double bedroom is a spacious room and the built-in wardrobes offer additional storage space and in-turn more floor space for all bedroom furniture. The well presented bathroom comprises a three piece suite of bath with recently fitted shower over, wash hand basin and WC. There is aqua panelling for ease of cleaning and a wall mounted chrome heated towel rail.

Located to the side of the property is a private area of garden with timber garden shed and also at the rear are two private off street parking spaces. A pathway provides access to an additional shared garden with decking.

Rosebank Road is located in the highly sought-after West End area of Hawick, close to the award-winning 18-hole Vertish Golf Course. Hawick boasts a variety of shops, supermarkets and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. There is an excellent corner shop within the area as well as a bus stop serving the town. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The Motte Park and also the beautiful Wilton Lodge Park, with its varied amenities are within easy walking distance, as is the town centre. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle.

ROOM SIZES:

Lounge: 4.58 x 4.04

Kitchen: 3.07 x 2.24

Bedroom: 4.37 x 3.10

Bathroom: 1.90 x 1.90

EPC: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include the microwave, fridge freezer, oven and sofa as well as all carpets, curtains, light and bathroom fittings.

SERVICES: Mains Water. Drains, Gas & 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.gandjooliver.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.

