



26 PARK VIEW, HAWICK, TD9 7JE

FOUR BEDROOM DETACHED HOUSE WITH GARDEN/GARAGE



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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OFFERS AROUND £380,000

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We are delighted to offer for sale this detached 3/4 bedroom family home set in a desirable location on the outskirts of town. Situated a stone's throw from the beautiful Wilton Lodge Park, the property boasts stunning open views and a well tended generous garden. Offered for sale in good decorative order, this fantastic family home must be seen to fully appreciate. There is private parking, a single car garage with electric door and a spacious floored loft for storage.

Entering via the rear from the upper level, a timber door leads into a small porch with opens through to the spacious hallway. Carpeted stairs lead down to the ground floor and there is a useful cloakroom area with coathooks. From here a timber door leads through to a handy two piece cloakroom with wash hand basin and WC. The upper hallway provides access to the first floor accommodation. The lounge is a bright double aspect room with windows to the front and side offering a lovely open outlook towards the town. A timber surround with inset electric fire offers a cosy focal point (gas available.) There are two generous bedrooms situated on this level, both well presented and located to the front taking advantage of the open views. Both rooms have carpet flooring and the larger of

the two has a built in wardrobe with hanging rail and shelving. Completing the first floor accommodation is the four piece shower room which is well appointed and houses a three piece suite of shower enclosure, wash hand basin and WC and there is a large built in storage cupboard.

From the hallway, stairs lead down to the ground floor landing where there is a large under stair storage cupboard. Located on this level are two further bedrooms (master en suite,) the dining kitchen, utility and spacious conservatory. The master bedroom is a light and airy room overlooking the front garden via a large window. There are two sets of built in wardrobes in here and a timber door leads through to the wet room. The wet room boasts a four piece white suite of wash hand basin, WC, bidet and walk in shower enclosure. There is a wall mounted chrome heated towel rail. Bedroom 4/study is useful additional room that could be used for a variety of purposes such as home office. The bright and spacious dining kitchen has a range of timber floor and wall units and provides access to both the utility room and conservatory. There is a double integrated oven with gas hob and extractor fan and both an integrated fridge and freezer. A one and a half bowl sink is situated

beneath a window to the front and there is useful under counter lighting. The remainder of the white goods can be housed in the utility room which also benefits from a sink and floor and wall mounted units in white. There is plumbing in here for both a washing machine and dishwasher. Completing the ground floor accommodation is the immaculately presented conservatory which has electric wall heaters and double doors directly out the garden and patio.



Externally, the property is set in a well tended and elevated plot offer unspoilt views over the town. The front garden is laid mainly to lawn with a large hedge offering a degree of privacy. There is a timber garden shed and patio. To the rear there is a driveway for parking and another area of well tended lawn. There is a single car garage with both a side door and electric door and the property also has a floored loft offering excellent storage facilities.

Park View is located in an extremely desirable location, situated in a quiet area of Hawick, surrounded by nature and positioned close to the award-winning Wilton Lodge Park with its' varied amenities. Known as the 'Home of Cashmere', Hawick is a wonderful town steeped in a sense of history and tradition, offering a multitude of varied attractions including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre and Vertish Hill Golf Course. Famous for its proud rugby tradition, the town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES

WC 1.89 x 1.19
Lounge 4.11 x 5.39
Bedroom 2.79 x 3.13
Bedroom 3.66 x 3.95
Shower Room 3.60 x 2.11

Kitchen 4.84 x 3.61
Utility 1.83 x 3.64
Conservatory 3.45 x 5.60
Master Bedroom 4.55 x 3.85
Wet Room 2.63 x 2.79
Bedroom/Study 2.70 x 5.22

EPC:C Council Tax Band:F

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

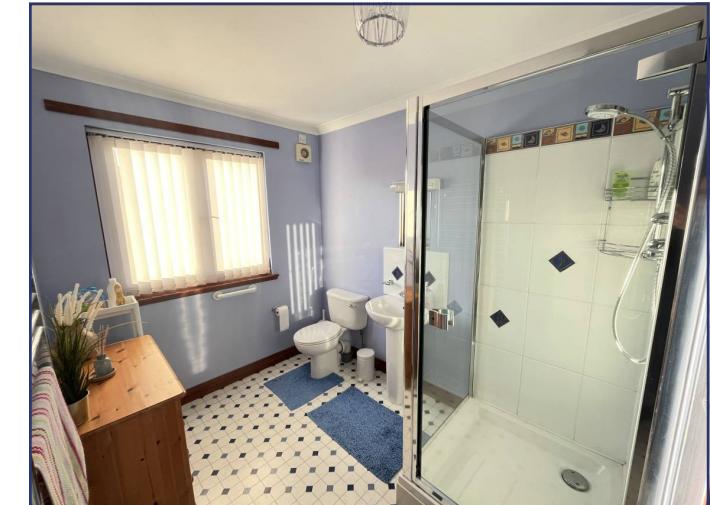
SERVICES: Mains water, drainage, gas and electricity. Double glazing.

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

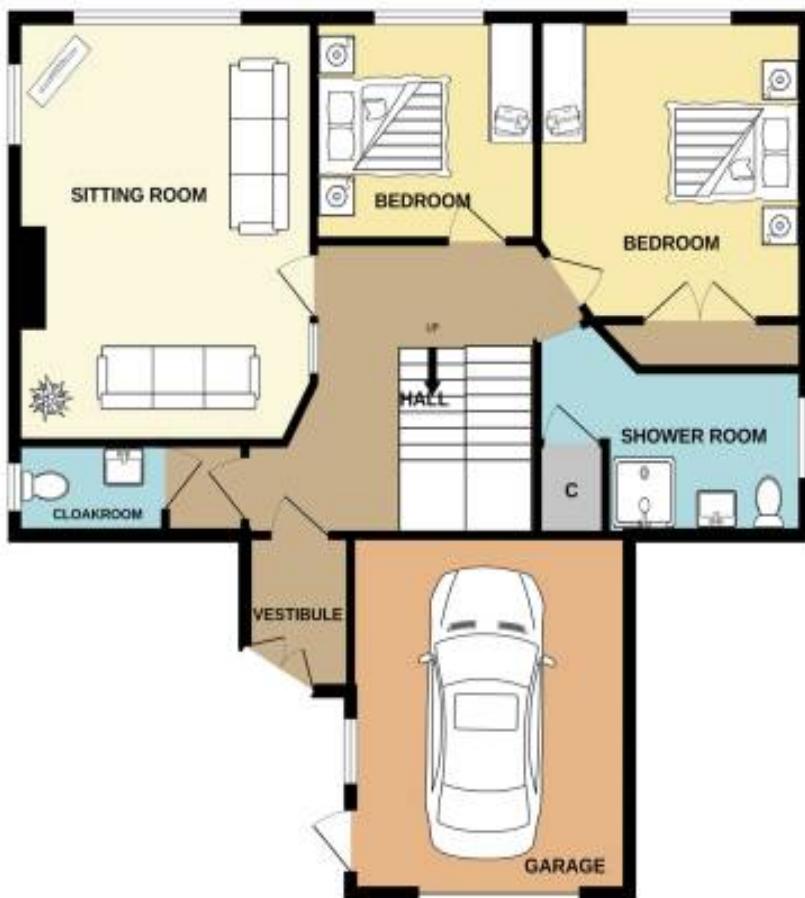
VIEWING: By appointment with Geo & Jas Oliver, W.S.

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.

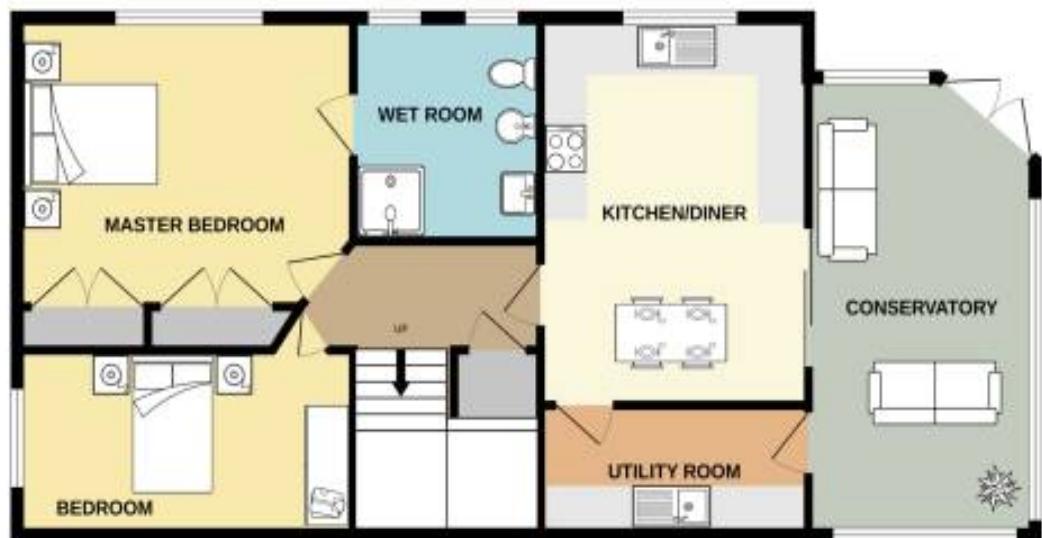
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FIRST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 1863 sq.ft. (173.1 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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13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654 Email solicitors@gandjoliver.co.uk. Web: www.gandjoliver.co.uk