



WEENSLAND MILL DEVELOPMENT, HAWICK, TD9 9PS
GUIDE PRICE £330,000 PER SITE



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THREE FULLY RENOAVTED 4/5 BEDROOM TOWN HOUSES

GUIDE PRICE £330,000 PER DWELLING

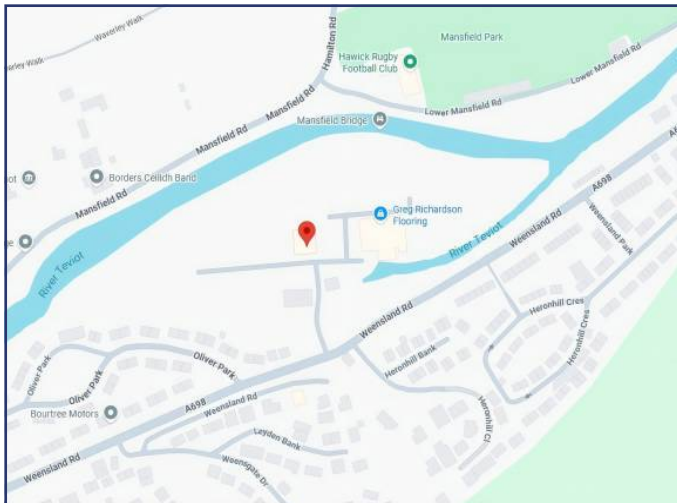
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DEVELOPMENT DETAILS

We are excited to bring to the market these three terraced 4-5 bedroom townhouses available to buy "off plan" and due for completion by Early 2027. Located within the former Weensland Spinning Mill site which was part of Hawick's thriving knitwear industry for many years, these superior family homes occupy 3/4 of the existing function suite which was redeveloped in the 1990s. They are now being converted into high quality living accommodation finished to an exacting standard with the option to allow a prospective buyer to choose final kitchen, bathroom, flooring & paint finishes from a range of options both standard and premium (*premium at an additional supplement). Located on the banks of the River Teviot, the town houses are a short walk to the town centre and Trinity Primary School. They offer both modern and spacious living accommodation spanned over three floors each with its own basement, private parking and gardens. Early viewing is recommended to allow a prospective purchaser input into kitchen, bathroom, flooring & paint finishes.

LOCATION

The properties are situated just a stone's throw from the River Teviot, which has recently benefited from a £106 million flood protection scheme. The project also delivered a new bridge, footways and cycle paths, all of which are easily accessible



from the properties. Ideally located, the properties are very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. The award-winning Wilton Lodge Park with its varied facilities is a short walk away as is the Heritage Hub with cinema and cafe bar. Trinity Primary School is close by, as well as Hawick High School, offering an excellent degree of education. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

GROUND FLOOR

Entered via the hallway. All three properties benefit from a large open plan high quality kitchen and living space overlooking the front on ground floor level. The kitchens are both well planned and stylish with a range of integrated appliances. Each property also has private garden ground and allocated parking complete with EV charger. The properties have two piece cloakrooms on this level and a handy snug room/office at the rear which could be used for a variety of purposes. Unit 2 also has a separate utility room accessed off the kitchen which is a useful additional facility.

FIRST FLOOR

Unit one has an extremely spacious double bedroom to the front and second bedroom to the rear. There is also a family bathroom on this level. Unit two has three bedrooms on the first floor and a four piece bathroom with WC, wash hand basin, shower enclosure and bath. Unit three has two generously sized double bedrooms both with built in storage and a stand alone four piece bathroom.

SECOND FLOOR

The upper levels of the development offer spacious additional bedrooms and bathrooms. Unit one boasts two large double bedrooms both with built in wardrobes and the bedroom at the front benefits from an en suite shower room. Unit two also offers two double bedrooms, one with walk in wardrobe and en suite. Unit three similarly benefits from two large bedrooms with storage and an en suite in the front bedroom.

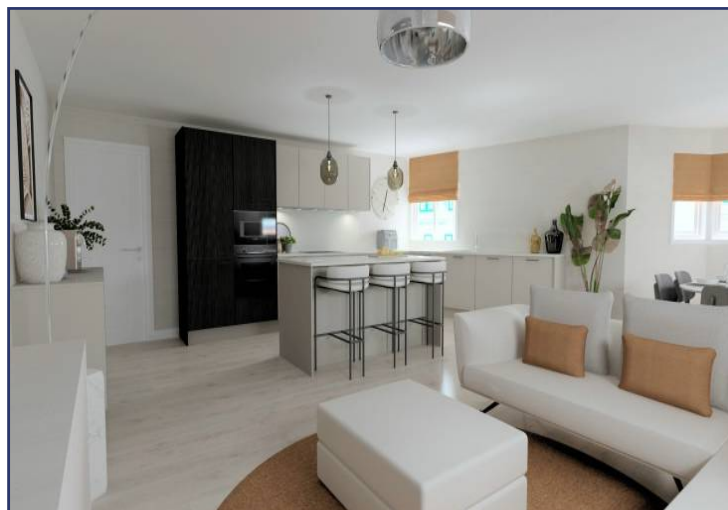
Unit 1 - 224.05m² / 2412 Ft² - Basement - 74.6m²

Unit 2 - 262.25m² / 2823 Ft² - Basement - 87.4m²

Unit 3 - 254.98m² / 2745 Ft² - Basement - 84.9m²

SERVICES: Mains drainage, electric, water, double glazing and Fibre to the premises





UNIT 1



UNIT 2



UNIT 3

HEATING: The properties benefit from gas central heating throughout. The heating systems have been designed to operate at lower flow temperatures, improving efficiency and reducing running costs. This future-proofs the homes for the installation of an air source heat pump or other renewable heating technology, with no alterations required to the existing pipework or radiators. All properties also benefit from dual-zone heating controls for enhanced comfort and energy efficiency.

TV: A communal TV distribution system provides both Freeview and satellite signals to all living rooms, snugs and bedrooms.

FIBRE, BROADBAND AND DATA: All properties are connected via Fibre to the Premises (FTTP), providing ultra-fast broadband speeds. Cat 6 data cabling has been installed to all living rooms, snugs and bedrooms, making the homes ideal for smart TVs, home working and gaming.

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. Some images have been created by AI for illustrative purposes only. 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.

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



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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