

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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24-6 Beaconsfield Terrace, Hawick, TD9 0HT



Set within Hawick's well-loved West End, this bright and beautifully reconfigured second-floor flat offers a modern, easy-flowing lifestyle in a peaceful residential setting. Extending to around 62m², the home blends traditional character with thoughtful upgrades, creating a space that feels both stylish and comfortable from the moment you step inside.

The heart of the property is the inviting family dining-kitchen - a sociable open-plan space formed from the original living room and kitchen. It's ideal for relaxed evenings, cooking together, or hosting friends, with plenty of room to dine and unwind. A separate cosy lounge, now positioned within the former third bedroom, offers a peaceful retreat for quieter moments, giving the home a lovely balance between social and private space.

Two well-proportioned bedrooms provide comfortable places to rest, each decorated in soft, neutral tones, while the modern shower room adds a fresh, contemporary finish.

To the rear, a communal garden offers a pleasant outdoor area, and the elevated position of the flat provides attractive outlooks across the neighbourhood. Local shops, schools, Wilton Lodge Park and transport links are all close by, making everyday living wonderfully convenient.

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Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

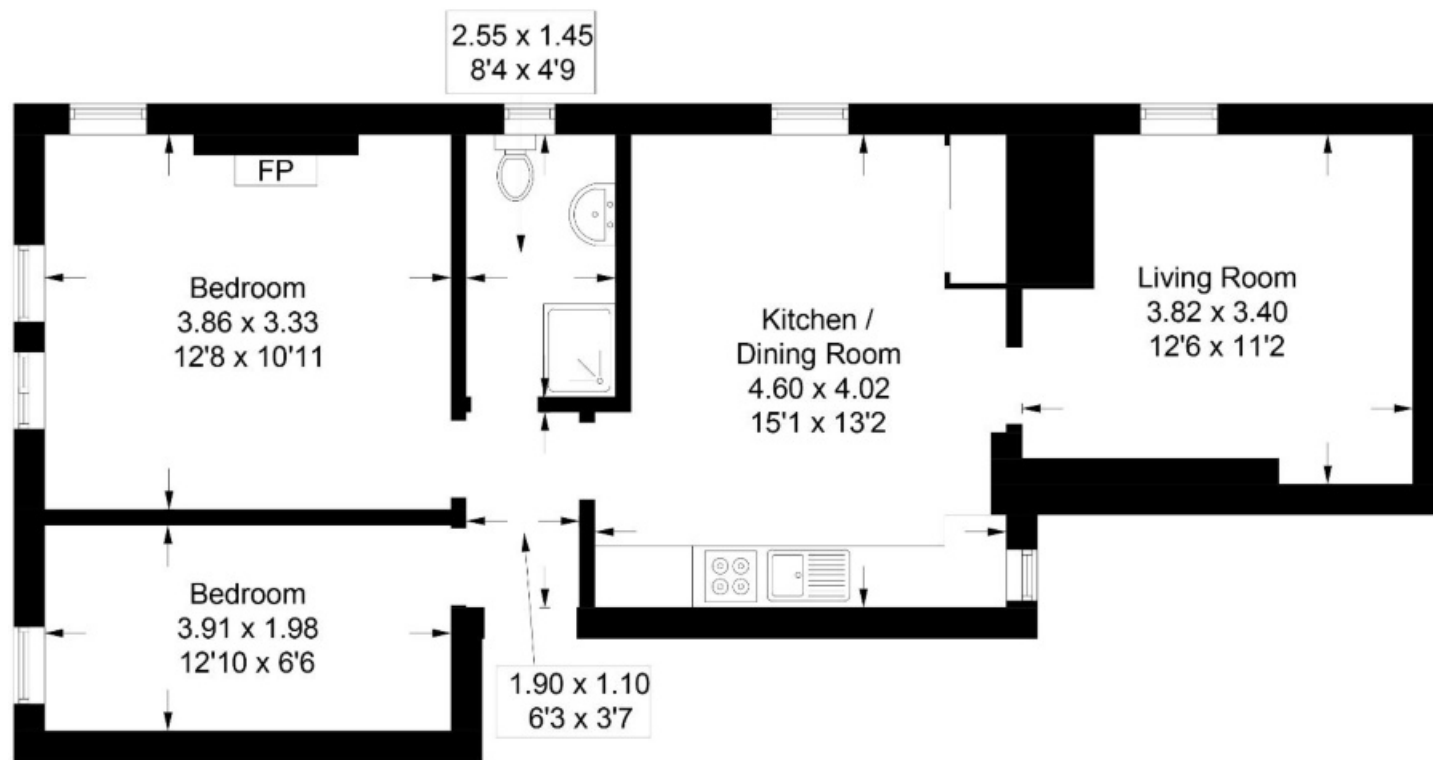


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328267)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£90,000 | EPC: E

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Hawick

Call 01450 372336

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Hawick, TD9 9BU
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Opening Hours:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.