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49 PATERSON GARDENS, HAWICK, TD9 0DT
FOUR BEDROOM HOUSE WITH DOUBLE GARAGE AND GARDEN

EPC C
OFFERS AROUND £335,000

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We are delighted to bring to the market this immaculately presented detached family home set in a generous plot within the ever popular Paterson Gardens development. With direct access to the Vertish Hill golf course, this lovely home is presented for sale in excellent decorative order and boasts generous family living accommodation, a double garage and a spacious garden with a variety of lawn and decked seating areas.

The property is entered via the spacious hallway which is decorated in a shade of striking navy blue with carpet flooring. The hallway provides access to the lounge, kitchen, dining room and a staircase leads to the first floor. The lounge is beautifully presented in warm neutral tones and has an inset gas fire offering a cosy focal point. A window overlooks the front and glass-panelled double doors lead through to a separate dining room which is currently used as a second living room/snug and beautifully presented in olive green with wall panelling. The well appointed dining kitchen is a lovely light room overlooking the garden with white floor and wall units and timber worktops. There is ample space for a small table and chairs and a free standing fridge freezer. There is also space for a range style cooker with chimney style cooker hood and a dishwasher. Sliding patio doors leading out to the rear garden area. Accessed off the kitchen is the utility room which has a door out to the side and units with worktop over, wash basin, plumbing for a washing machine and tumble dryer. From here there is access to the downstairs WC which comprises of a two piece white suite.

On the upper floor, the master bedroom with en-suite shower room, three further bedrooms and the family bathroom are located. The master bedroom is a spacious double room with a window to the front offering pleasant views and two sets of built-in wardrobes which provide excellent storage. This room benefits from an en-suite shower room comprising walk in shower cubicle with shower, WC and wash hand basin. The further three double bedrooms are all spacious and bright and benefit from useful built in wardrobes. Completing the accommodation is the family bathroom with wash hand basin and WC set in to a range of white vanity furniture. There is a shower bath with glazed shower screen and chrome mixer shower.

There is a double garage to the front of the house with a monobloc driveway providing further off-street parking for two vehicles. Externally the rear garden boasts a mix of lawn, patio and decked areas offering a range of seating areas. There is a timber summer house and garden shed and gate access leads directly out to the Vertish Hill.

Paterson Gardens is located within in a highly sought-after residential area in the popular West End of Hawick- 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, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is 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:

Lounge: 4.10 X 6.05
Dining Room: 4.10 X 3.00
Kitchen: 5.30 X 3.55
Utility Room: 1.90 X 2.40
WC: 1.00 X 1.90
Master Bedroom: 4.25 X 4.10
En-Suite: 2.50 X 1.55
Bedroom 2: 4.10 X 3.15
Bedroom 3: 2.50 X 3.30
Bedroom 4/Office: 2.50 X 3.25
Bathroom: 2.20 X 2.00

EPC: C COUNCIL TAX BAND: E

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

SERVICES: Mains water, drains, gas and electricity. Double glazing. Gas central heating.

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.

