



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

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

www.gandjoliver.co.uk



See all our properties at
[OnTheMarket.com](https://www.onthemarket.com)



BROOMLANDS LODGE, STIRCHES, ROAD, HAWICK, TD9 7HF
THREE BEDROOM DETACHED HOUSE WITH GARDEN AND GARAGE

EPC D
OFFERS AROUND £265,000

BROOMLANDS LODGE, STIRCHES ROAD, HAWICK, TD9 7HF

OFFERS AROUND £265,000



This traditional three bedroom stone built lodge house must be seen to fully appreciate its charm. Located in an elevated part of town, the property offers lovely open views and is offered for sale in good order throughout. Externally, there is a chipped driveway for two vehicles at the rear and the garden is mostly low maintenance with various areas for seating. There is also a single car garage.

The property is entered via a small vestibule into the spacious and welcoming hallway. The hallway provides access to the majority of the ground floor accommodation and there is a useful understair storage cupboard where the electric meter is situated. A curved stair provides access to the upper level. The sitting room is a spacious and bright room double aspect room with a stunning arched window overlooking the rear garden allowing a flood of natural light. There is a wall mounted gas fire in here and the décor is neutral with a feature wall in patterned wallpaper. The second public room is situated to the back of the house and this in turn leads through to the spacious dining area which boasts a pleasing view over the garden and there is a door out to the rear porch and garden. This is a very useful living space for families. The kitchen is well appointed and has a range of timber floor and wall units. There is space for a freestanding American style fridge freezer, under counter washing machine and large range style cooker. There is also an integrated dishwasher.

Carpeted stairs lead up to the upper landing where there is a handy airing cupboard and also a box room currently used for storage which would also make a small office if so desired. The family bathroom comprises a three piece suite of bath (with mixer shower over), wash hand basin and WC. There are three generous double bedrooms within the property and the master has three sets of built in wardrobes offering excellent storage space. There is also a well proportioned en suite shower room with shower enclosure, WC and wash hand basin.

Externally to the property, there is a shared drive leads around to the rear. There is off street parking for two cars and a single car garage/outhouse. The rear garden is mainly paved and benefits from an outside tap and power.

Broomlands Lodge is located in an elevated part of Hawick close by to Wilton and Stitches Primary Schools. Hawick, a wonderful town steeped in a sense of history and tradition, is known as the 'Home of Cashmere' and 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 4.33 x 5.42
Sitting Room 3.80 x 3.90
Dining Area 5.40 x 2.40
Kitchen - 2.68 x 5.35
Bedroom One 3.62 x 4.63
En Suite 2.77 x 2.17
Bedroom Two - 3.92 x 3.50
Bedroom Three 3.33 x 3.50
Bathroom 3.95 x 2.15

SERVICES: Mains water, drainage & electric. Gas central heating and double glazing.

EPC RATING: D **COUNCIL TAX BAND:** D

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. Please note the lounge and master bedrooms are not included and the hall light will be replaced with a standard pendulum.

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.gandjoliver.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.

