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30 HERONHILL CRESCENT, HAWICK, TD9 9RS
THREE BEDROOM SEMI DETACHED HOME WITH GARDEN

EPC D
OFFERS AROUND £130,000

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We are pleased to bring to market this bright and spacious three bedroom family home, offered for sale in good decorative order and situated in a popular part of town. 30 Heronhill Crescent presents an ideal starter family home or downsize opportunity boasting private front and rear gardens and benefitting from a well appointed kitchen and modern shower room facilities.

Entered from the front, a vestibule with storage opens through to the main hallway which has stairs to the upper level and provides access to the lounge, kitchen and bathroom. The lounge is a spacious room overlooking the front garden via a large double glazed window. The room is decorated in light neutral tones and has a fire surround with inset gas fire offering a pleasing focal point. The kitchen is a generous size and overlooks the rear garden. There is vinyl floor covering and tiling to splashback areas. There is ample space undercounter for a fridge, freezer and washing machine, as well as a freestanding oven. A built in cupboard houses the boiler and there is access to the rear garden here. Completing the ground floor accommodation is the shower room. The room is fully clad with shower boarding and comprises a three piece walk in shower wall hung sink and matching WC.

On the upper landing are two good sized storage cupboards. The property benefits from three good sized double bedrooms which are located on the first floor. Each bedroom is well presented and in good decorative order with carpet flooring, two of which have built in storage. The master bedroom overlooks the front and has ample floor space for freestanding furniture. The second and third bedrooms overlook the rear and are both decorated in neutral.

Externally, there are low maintenance gardens to the front and rear. The rear is enclosed and bounded by both timber fencing and a mature hedge. There is a large patio and a clothes drying lawn with mature shrubbed areas. There is also a garden shed.

Heronhill Crescent is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

ROOM SIZES

Lounge: 5.30 X 3.60
Kitchen: 5.30 X 2.60
Shower Room: 1.98 X 1.60
Bedroom One: 4.30 X 7.20
Bedroom Two: 3.65 X 3.70
Bedroom Three: 3.55 X 2.66

Council Tax Band: B EPC: D

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

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

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk 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.



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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