



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



13 BOTHWELL COURT, HAWICK, TD9 7EP
THREE BEDROOM END TERRACED HOUSE WITH GARDEN

EPC D
OFFERS AROUND £145,000

13 BOTHWELL COURT, HAWICK, TD9 7EP

OFFERS AROUND £145,000



Early viewing is recommended of this immaculately presented end terraced three bedroom family home located in the popular "Mayfield" area of town close by to Wilton and Stirches Primary Schools. There are beautifully kept low maintenance front and back gardens and the kitchen and bathroom are both modern and stylish and finished to an exacting standard. The boiler was installed in 2025 and is still under warranty.

The property is entered via the main front door into a split level entrance hall with cupboard on the mid landing. Stairs leading down to the lounge and kitchen and also up to the first floor to the bedrooms and bathroom. The lower landing has a large utility cupboard with space and plumbing for a washing machine (included in the sale) The lounge is a bright and spacious double aspect room with windows to the front and doors out to the enclosed rear garden and decking. It is decorated in a warm neutral colour palette with carpet flooring and a cosy log burner offers a pleasing focal point. There is ample space in here for a dining table and chairs. Also located on the ground floor is the well presented kitchen which overlooks the rear garden. There are wall and floor mounted units in white with timber effect work surfaces and tiling to splash backs. There is attractive herringbone effect flooring and a single bowl sink in black. Integrated appliances consist of an under counter fridge and freezer, cooker and gas hob.

The upper landing has a large storage cupboard which houses the gas boiler. Situated on this level are three bedrooms (two doubles and one single) All the bedrooms are decorated in a soothing shade of green and have attractive herringbone effect flooring. The well presented bathroom comprises a three piece white suite of shower bath, wash hand basin and WC. There is a chrome shower located over the bath and a glazed shower screen and timber panelling provides a pleasant finish.

Externally the rear garden has an area of elevated decking and the remainder is both chipped and paved for ease of maintenance. There are lovely open views from the rear. The front garden is also paved and there is a large outhouse adjacent to the front door.

ROOM SIZES

Lounge 4.13 x 5.48
Kitchen 2.32 x 2.61
Bedroom 4.13 x 2.87
Bedroom 4.13 x 2.61
Bedroom 2.23 x 3.45
Bathroom 3.11 x 1.59

LOCATION: Bothwell Court is a highly popular residential area for both families and those looking for easy access to the town centre. Wilton Primary School and Stirches Primary School are located nearby and Hawick High School is a short walk away offering excellent primary and secondary education. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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.

EPC:D COUNCIL TAX BAND:A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. Washing machine also included in the sale.

SERVICES: Mains water, drainage, gas and electricity. Double glazing. Gas central heating new boiler installed 2025 still under warranty.

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.

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



TOTAL FLOOR AREA : 891sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metrepro 4.5/20