Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Carradoyne, 14 Fenwick Park

Hawick, TD9 9PA

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A distinguished villa set in an elevated position within a most sought after residential location. Complete with modern, high quality fixtures and fittings throughout having recently undergone an extensive refurbishment, the property is presented to the market in outstanding condition.

Highlights

- Immaculate detached villa offering perfect blend of retained period features & modern touches
- Lovely sitting room with dual aspect windows and cosy log-burning stove
- Well appointed breakfasting kitchen with adjoining utility room
- Elegant dining room with full height wall panelling
- Three double bedrooms upstairs decorated in neutral tones - each with storage
- Fully floored loft space with power, light & drop down Ramsay ladder
- Incredibly generous level of accommodation extending to an approximate 165 sqm
- Substantial garden grounds with lawn, decking, wood store, garage & driveway













Description

Enjoying dual-aspect windows, the sitting room is flooded with natural light and benefits from a pleasant outlook over the surrounding area, while the wood burning stove adds a layer of warmth to an already inviting space.

Particularly impressive is the modern kitchen, which has been finished with timeless shaker-style cabinetry, contrasting gold fittings and a range cooker. A central island with breakfast bar creates both a practical workspace and sociable dining area, while integrated appliances include a dishwasher. A separate utility room provides additional storage and laundry facilities.

The flexible ground floor layout also incorporates an elegant dining room, benefitting from full height wall panelling and offering a fantastic space for family gatherings and entertaining.

Completing the ground floor is the well appointed shower room with walk-in shower, WC and wash hand basin.

Upstairs, there are three well-proportioned double bedrooms, each tastefully decorated in neutral tones and benefiting from useful storage. The family bathroom has been finished to an exceptional standard, featuring a freestanding bath, separate walk-in shower with contrast tiling & twin wash hand basins set within a vanity unit.

The fully floored loft space benefits from power and light, adding an additional layer of practically.

Externally, the property continues to impress with the substantial garden incorporating areas of lawn and a recently constructed timber decking - ideal for outdoor living. A driveway provides off-street parking and is complemented by a detached timber garage.

Location

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Fixtures & Fittings

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

Services

Mains gas, electricity, water and drainage.

Home Report Valuation | EPC

£335,000 | D

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.













14 Fenwick Park

Approximate Gross Internal Area
165.0 sq m / 1776 sq ft

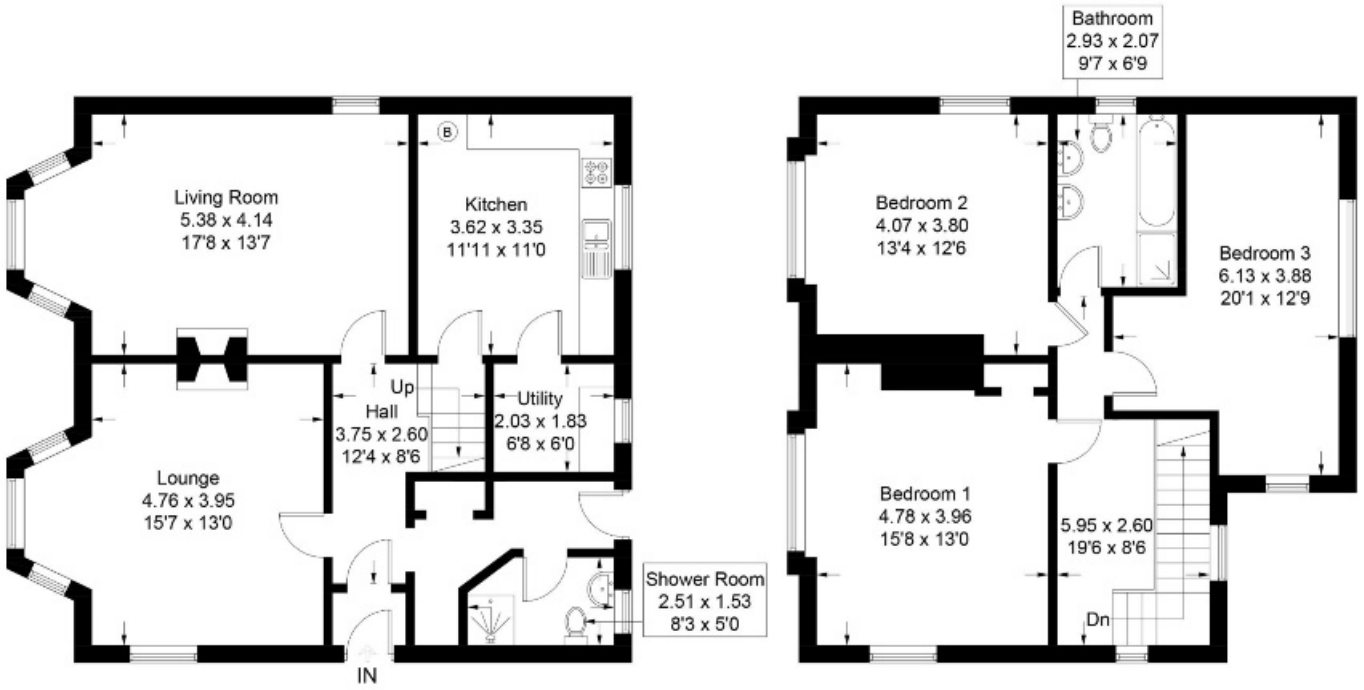


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID134765)







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Interested in this property?
Hawick
Call 01450 372336

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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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867
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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.