



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

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

www.gandjolicer.co.uk



See all our properties at
OnTheMarket™.com



1 GLEBEFOOT COTTAGE, ROBERTON, HAWICK, TD9 7LU

TWO/THREE BEDROOM SEMI DETACHED COUNTRY COTTAGE WITH GARDEN

EPC E

OFFERS AROUND £240,000

1 GLEBEFOOT COTTAGE, ROBERTON, HAWICK, TD9 7LU

OFFERS AROUND £240,000



Early viewing is recommended of this beautifully presented semi detached country cottage offering enviable views over the stunning Borders countryside situated a short drive from Hawick. Offered for sale in excellent order, the property has generous front and back gardens with various patio and seating areas. There are two garden sheds, a large stone outhouse which has the benefit of power and a private drive with parking for several vehicles.

The property is entered from the front into the hallway which provides access to the majority of the ground floor accommodation and has a staircase up to the first floor. The lounge is situated to the front with windows overlooking the front garden. There is a cosy multifuel stove in here which runs the central heating system and offers a pleasing focal point and bright neutral décor with a striking feature wall. Across the hall is the dining room which could also be used as a third bedroom if so desired. This is also situated to the front with lovely open views and has two useful built in storage cupboards. NB The stove in here will be removed. The hallway leads through to the rear of the property where the bathroom and kitchen are both located. The kitchen has been meticulously planned and has a range of high spec floor and wall mounted units with integrated under counter fridge and freezer and integrated dishwasher. There is a double sink beneath a window to the rear and space for a range style cooker. There is also space and plumbing for a washing machine and a useful utility cupboard. A timber door leads through to the family bathroom where there is a bath, wash hand basin and WC and over the bath is an electric shower and glazed shower screen. There is a large built in storage cupboard in here and wall mounted heated towel rail.

On the upper level are two well presented double bedrooms with a range of bespoke fitted wardrobes and cupboards. Both bedrooms overlook the front and benefit from stunning open views. There is also ample space on the landing for a desk to utilise a home office area if required.

Externally to the property there is a generous driveway offering parking for 4- 5 vehicles. The front garden is enclosed and mostly laid to lawn with some mature shrubs. The back garden has a large covered patio area ideal for alfresco dining and there are areas of lawn and seating. There are two useful garden sheds offering good storage facilities and a large stone built outhouse with power and light.

LOCATION: Situated in the midst of the Scottish Borders, Roberton is a small rural village located about five miles west of Hawick. Set along the B711 road, it lies within a peaceful landscape of rolling hills, farmland, and wooded valleys. The village is closely associated with the Borthwick Water and nearby natural features such as Alemoor Loch and Craik Forest, which contribute to its scenic character and appeal for outdoor activities like walking and cycling.

Historically, Roberton formed part of a rural parish spanning Roxburghshire and Selkirkshire, with agriculture particularly sheep farming playing an important role in local life. Today, it remains a small, close-knit community with a church and village hall serving as social hubs.

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. 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 3.72 x 3.04
Dining Room/Bedroom 3 3.40 x 3.04
Kitchen 5.70 x 1.95
Bathroom 3.00 x 1.70
Bedroom 1 3.15 x 3.12
Bedroom 2 3.30 x 3.40

SERVICES: Mains water and drainage. Mains electricity and solid fuel central heating. Double glazing.

EPC: E **Council Tax:** B

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.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

