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1 THORNWOOD AVENUE, HAWICK, TD9 9RT
DETACHED FOUR BEDROOM BUNGALOW WITH GARAGE/GARDEN

EPC C
OFFERS AROUND £245,000

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We are pleased to bring to the market this deceptively spacious detached four bedroom bungalow situated in a quiet cul de sac on the edge of town. Conveniently located for the countryside and dog walking, the property is set in a generous plot with low maintenance front and rear gardens, drive and garage. Internally, the property boasts a bright sitting room with pleasing views, a well appointed kitchen with separate dining area, conservatory, four bedrooms and a shower room.

Entered from the front door, the hallway provides access to the majority of the accommodation and offers internal storage cupboards (one housing the boiler). The welcoming lounge is a spacious and bright room with windows to the front offering pleasing open views and accessed off the lounge is the separate dining room with has a designated seating/dining area to the rear and hatch through to the kitchen. The kitchen has a range of floor and wall mounted units in situ and a single bowl sink and drainer. There is space for an under counter fridge and washing machine and also an integrated oven and hob. There is also room for an additional upright fridge freezer. Accessed from here via a glazed door is the conservatory which sits in the rear garden and is a sunny and welcome addition with access out to the back garden.

The property boasts four bedrooms (three doubles and a spacious single which could be used as a home office if so desired) The master bedroom, which is located to the rear, also has a good range of built in storage, as does bedroom 2. Completing the accommodation is the three piece shower room comprising WC, wash hand basin and shower enclosure with electric shower.

Externally, the property sits a slightly elevated position and has off street parking and a single car garage. The front garden has a range of shrubs and there are timber garden sheds and a car port to the side of the house. There is also a front lawn. The rear garden is mostly chipped and paved for ease of maintenance

Thornwood Avenue is a quiet residential cul de sac off Weensland Road which 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:

Sitting Room 5.25 x 4.70
Kitchen 4.25 x 2.95
Dining Room 2.95 x 3.50
Conservatory 4.68 x 3.40
Master Bedroom 5.10 x 4.10
Bedroom 2 3.34 x 3.00
Bedroom 3 3.40 x 3.60
Bedroom 4 4.23 x 3.60
Shower Room 1.75 x 3.00

Council Tax Band: E **EPC:** C

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

SERVICES: Mains water, drainage, 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.

