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ROADSIDE COTTAGE, APPLETREEHALL, HAWICK, TD9 8PW
SEMI DETACHED ONE BEDROOM COTTAGE WITH PARKING/GARDEN

EPC C
OFFERS AROUND £120,000

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We are delighted to bring to the market this traditional stone built semi detached cottage located in the quaint hamlet of Appletreehall situated around 2 miles to the North of Hawick. Offered for sale in good order, this same level accommodation, would make an ideal holiday home/down size opportunity. The adjacent property, Ivy Cottage, is also listed for sale through the same vendor and would offer a prospective purchaser the opportunity to acquire both properties and potentially convert to one larger dwelling subject to obtaining the relevant planning documents.

The property is entered from the front into a small hallway which leads through to the welcoming lounge. A double glazed window allows ample natural light and there is a fire surround with flue which was installed in 2024 readily available for a wood burning stove to be connected to if so desired. A door from here provides access through to a small rear hallway which leads through to the bedroom, kitchen and bathroom. The bedroom is a generously proportioned room with built in storage and a window to the front. The bathroom comprises a three piece suite of bath, wash hand basin and WC and there is neutral coloured aquapanelled and an electric shower located over the bath with a glazed shower screen. Completing the accommodation is the galley kitchen located to the back. The kitchen offers a range of floor and wall mounted units and has windows offering a pleasant views over the back garden. There is space for a cooker, washing machine and under counter fridge.

Externally to the property there are two allocated parking spaces. The south/west facing rear garden is of a generous size and has array of colourful mature plants and shrubs. There is also a greenhouse and wooden garden shed and gate access out from the bottom of the garden.

LOCATION: Appletreehall is a peaceful rural hamlet just two miles north-east of Hawick in the Scottish Borders. Surrounded by rolling countryside, it offers a tranquil setting while remaining close to the town's shops, schools and amenities. Rich in Borders heritage, Appletreehall is an attractive location for those seeking a quiet village lifestyle.

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 3.38 x 4.55
Kitchen 4.55 x 2.83
Bathroom 2.94 x 1.95
Bedroom 3.90 x 2.60

SERVICES: Septic tank drainage (shared with Ivy Cottage and Burnside Cottage emptied bi-annually and was emptied November 2025). Mains electricity, solar panels and air source heat pump (installed December 2025). Double glazing.

EPC:C **Council Tax:**A

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.

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