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19 ASHLOANING, DENHOLM, NR HAWICK, TD9 8NW
THREE BEDROOM END TERRACED HOUSE WITH GARDEN

EPC D
OFFERS AROUND £160,000

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Set in the heart of the ever-popular village of Denholm, 19 Ashloaning forms a spacious end terraced three-bedroom dwelling house with front and rear gardens offered for sale in good decorative order with many pleasing features throughout such as the log burning stove. Benefits from oil fired central heating, floored attic and ample on street parking.

Internally on the ground floor are located the lounge, bathroom and dining kitchen. The bathroom comprises a three-piece white suite of corner bath with shower over, WC and wash hand basin. Tiled flooring and a double glazed window to the front. Also situated to the front of the property is the well proportioned sitting room which is decorated in a shade of striking blue with timber effect flooring and windows to the front overlooking the front garden. From the sitting room, a timber door leads through to the kitchen diner situated to the rear. In the dining kitchen are a range of floor and wall units with tiled splashbacks and ample space for a dining table and chairs. Decorated in neutral with tiled flooring, there is a large storage cupboard which houses the floor mounted oil boiler. There is space for a washing machine, dishwasher, integrated cooker and hob and space for a fridge freezer. A Belfast sink is located underneath the window which overlooks the back garden. From the kitchen a timber and glazed door leads out to the enclosed rear garden. On the first floor of the property are the three bedrooms which are all comfortably proportioned. The master bedroom has a range of mirrored fitted wardrobes which offer excellent storage facilities. Bedroom two is a smaller double with ample floorspace for freestanding furniture. There is an access hatch located here with pull down ladder to the floored attic. The third bedroom is currently being utilised as a nursery and has views to the front.

Externally, the front garden is laid mainly to lawn. A pathway leads around to the side and rear of the property where there is gated access. The rear garden is tiered with a mixture of patio and lawn areas, timber shed and there are clothes drying facilities. The oil tank is located here.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

ROOM SIZES:

Lounge: 4.97 x 3.47
Kitchen: 6.06 x 2.91
Bedroom One: 2.83 x 3.22
Bedroom Two: 4.13 x 3.04
Bedroom Three: 2.97 x 3.12
Bathroom: 1.73 x 2.02

APPROXIMATE JOURNEY TIMES: Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

SERVICES: Mains water and electricity. Oil fired central heating. Double glazing.

VIEWING: Strictly by appointment with Geo & Jas Oliver WS.

FIXTURES & FITTINGS: Included in the sale are all carpets, floor coverings and integrated appliances.

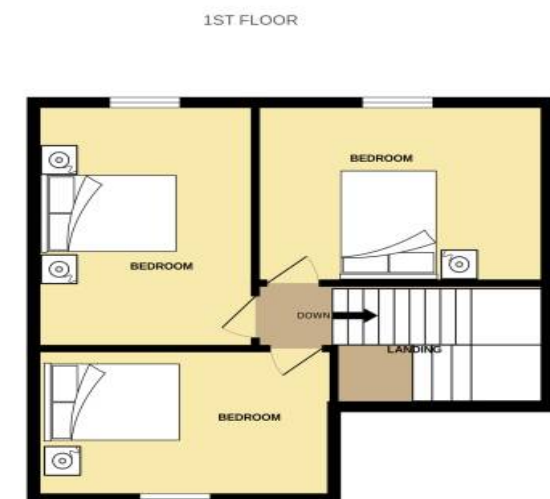
HOME REPORT: Available upon request.

EPC: D **COUNCIL TAX:** A

VIEWING: By appointment with Geo and 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, and www.rightmove.co.uk.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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