



Braeside 21 Douglas Road East Hawick TD9 9NU

Guide Price £270,000

## Braeside 21 Douglas Road East Hawick TD9 9NU

We are delighted to bring to the market this very well presented 3 bedroom family property.

Built over 130 years ago, the property has been extended and updated in recent years to provide the current layout. Constructed of traditional solid stone, with the rear elevation in cavity brickwork externally rendered.

Accommodation comprises; Ground Floor- Entrance Vestibule, Hallway, living Room, Open Plan Kitchen/Diner, Utility Room and Shower Room. First Floor- Landing Three Double Bedrooms and family bathroom. Attic Floor- Large open plan space, Office /playroom. In total around 128 SQM of living space.

Benefitting from GCH (combi-boiler) and UPVC DG. Presented in immaculate order throughout.

Outside there are patio areas to the front, laid with Indian sandstone, to the side there is a summer house/office, with a covered veranda, ideal for alfresco dining. At the top of the garden there is a covered car port and single garage.

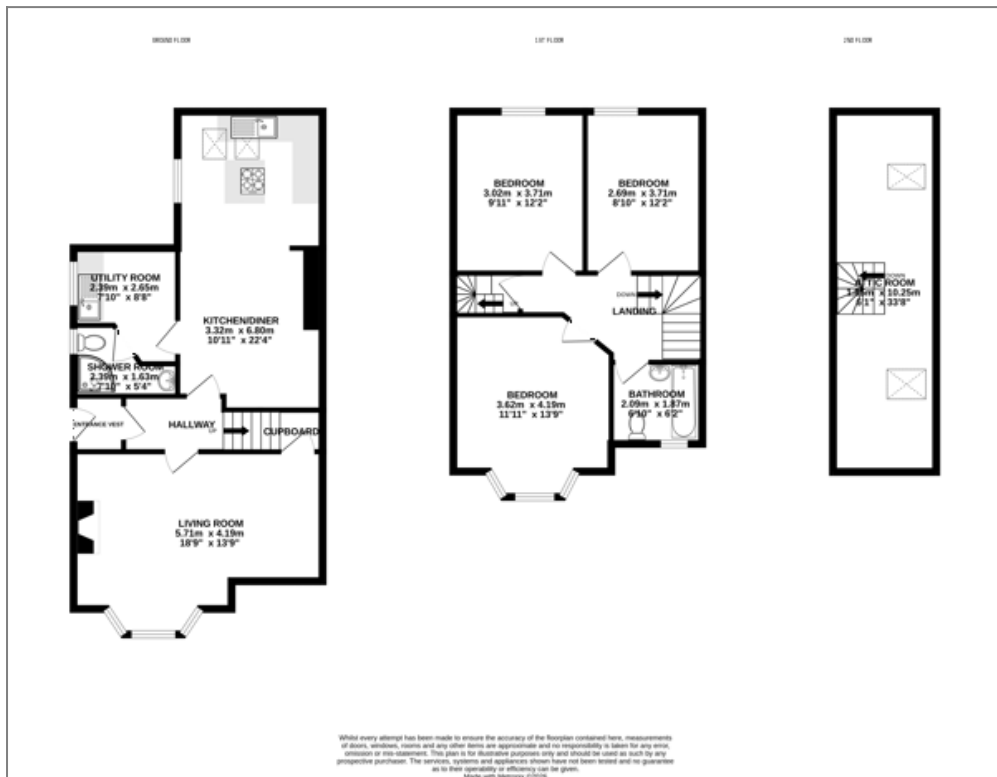
A delightful property, located in a most desirable part of town, must be viewed to fully appreciate its character and charm.

### What we like about this property

Location, Versatile Layout, Presentation, Outdoor space







Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)

Council Tax Band: D

EPC Rating: D

**Viewing:**

Strictly via Jim Hay , 100% accompanied.

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