



7a Langlands Road, Hawick

Offers Over £134,500





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Hawick, Hawick

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A light-filled, quietly elegant ground-floor home in the heart of Hawick – where space flows, and every detail feels considered.

Step inside and you're met with warmth, calm, and a gentle sense of order. From the bright hallway to the generous living room, a true sanctuary on a cold winter's day, this is a home that balances function with feeling.

The modern kitchen is clean and inviting, with white cabinetry, warm wood tones, and light spilling in over the sink. Three bedrooms offer flexibility, from the expansive master to a peaceful rear retreat and a bright double with storage.

The bathroom adds a touch of quiet luxury, with large modern tiles, modern fittings, and soft alcove lighting. Outside, the walled front garden enjoys sun all day with a low maintenance patio space perfect for relaxing or entertaining.

Located just a short walk from Wilton Lodge Park, with schools, shops, and cafés close by this is a home of stillness, light, and quiet confidence.



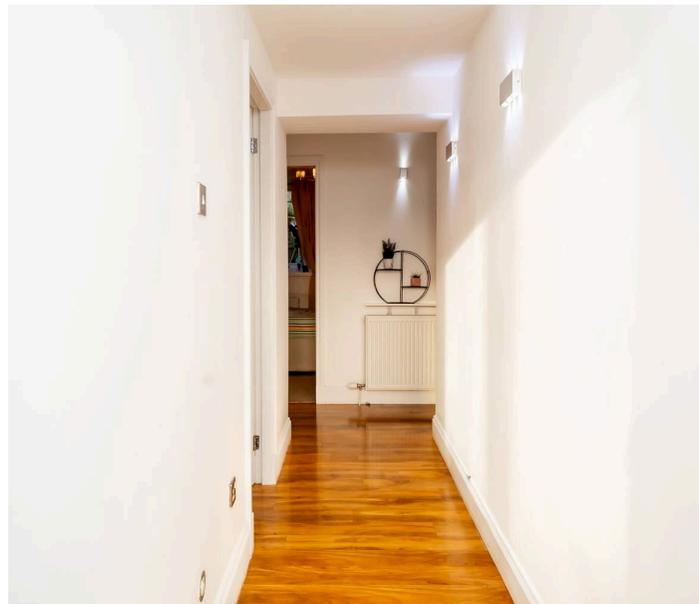
### **Living Room**

12' 1" x 15' 2" (3.69m x 4.63m)

Positioned at the front of the home, this beautifully bright living room makes an immediate impression. Twin windows flood the space with natural light, casting a warm glow across the room throughout the day. The layout is generous, the atmosphere airy, and a contemporary media wall adds both style and purpose, anchoring the space while still allowing it to breathe. It's a room that invites you to pause, unwind, and feel instantly at home.

### **Hallway**

Bright and welcoming, the hallway sets the tone for the home, a space that guides you with ease and purpose. The living room sits just off to the left as you enter, while the corridor flows gently toward the rear, where the kitchen and bathroom await on the left. To the right, two of the three bedrooms unfold with quiet comfort. It's a functional layout, yes, but with a warmth that makes it feel instantly inviting. A hallway that doesn't just connect rooms, but introduces them.



## Kitchen

11' 3" x 9' 1" (3.42m x 2.76m)

Set peacefully at the rear of the home, the kitchen offers a sense of quiet functionality, where sleek white cabinetry meets warm wood-effect worktops in a space that feels considered and calm. Integrated appliances including oven, microwave, dishwasher, and extractor fan are all thoughtfully built in and a window over the sink invites natural daylight to gently warm the room. It's a kitchen with room to move, cook, and create simple, stylish, and quietly efficient.

## Bathroom

7' 5" x 6' 11" (2.25m x 2.10m)

Beautifully finished and quietly luxurious, this bathroom offers both space and style. A full-size bath with overhead shower is framed by a sleek glass screen, set against expansive modern tiles that elevate the entire room. A tiled alcove at the bath brings a touch of design finesse — subtly lit with soft, subliminal lighting. White gloss furniture and tiled flooring complete the look, creating a bathroom that feels calm, clean, and considered. A space designed to impress, and to unwind in.





### Bedroom 1

7' 5" x 8' 9" (2.25m x 2.67m)

Tucked away at the rear of the home, this bedroom offers a quiet, restful retreat. A single room, yes — but one that feels perfectly proportioned for its purpose. With a window drawing in soft natural light and a sense of calm in its simplicity, it's an ideal space for a child's room, home office, or a snug guest hideaway. Thoughtful. Peaceful. Just enough.

### Bedroom 2

11' 2" x 10' 6" (3.41m x 3.20m)

Positioned at the end of the hallway, this inviting double bedroom enjoys its own outlook from the side elevation, drawing in soft light and a sense of openness. Built-in wardrobes offer practical storage without compromising space, while the warm tones and simple lines create a calm, comforting atmosphere. A room that feels both generous and grounded.

### Master Bedroom

10' 10" x 17' 1" (3.30m x 5.20m)

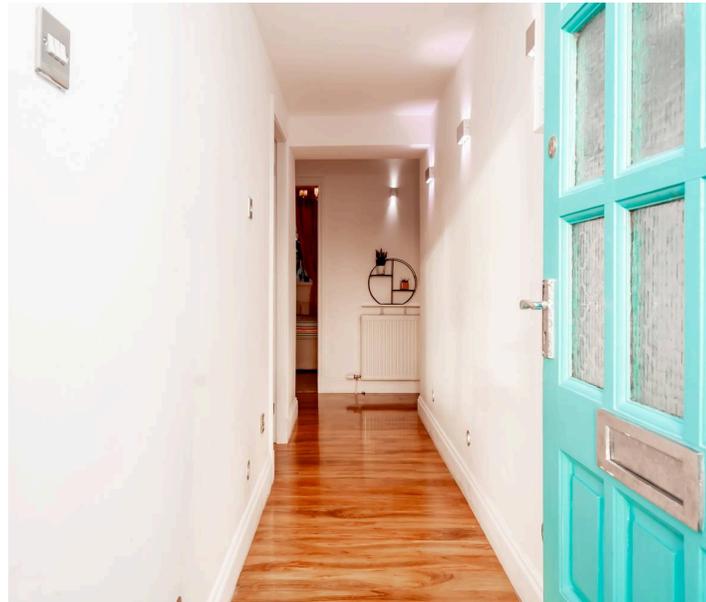
Set to the front of the home, the master bedroom is striking in both scale and simplicity. A large window draws in natural light, accentuating the room's impressive proportions, generous enough to comfortably accommodate two double beds, yet still retaining a sense of warmth and ease. It's a space that feels both substantial and serene — a true retreat.

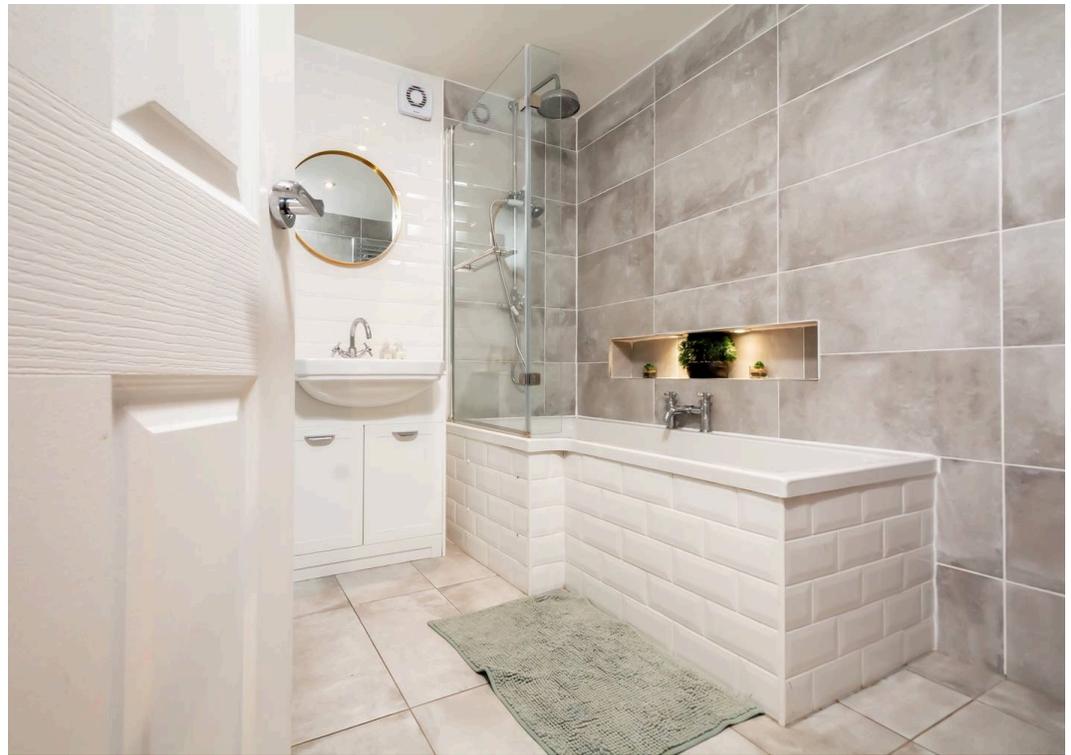




## GARDEN

To the front, a walled garden catches sunlight throughout the day a private space that serves as a patio for summer barbecues, morning coffee, or simply resting in the warmth. Paved and low-maintenance, it offers the perfect extension of the living space practical, peaceful, and made for sunny afternoons.





Approximate Gross Internal Area = 80.8 sq m / 870 sq ft

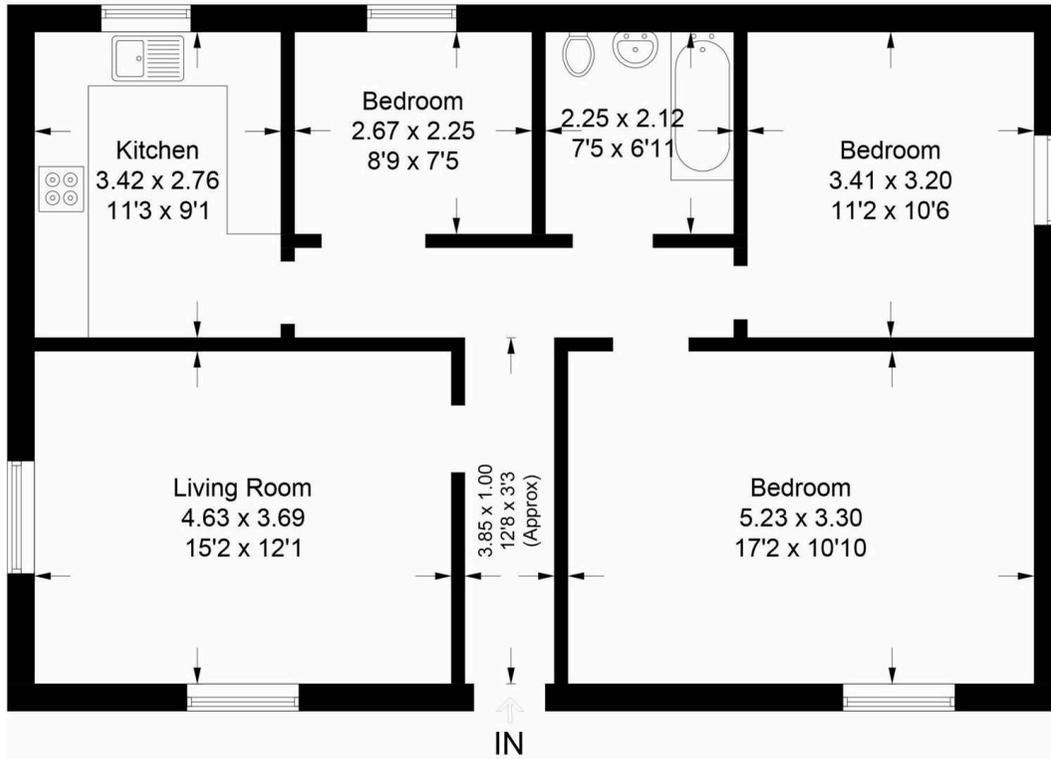


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