

West Buccleuch Cottage Hawick TD9 7NQ

In Region Of £210,000

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Built around 1935 of traditional brick construction, externally rendered under a pitched slate roof, it has been altered and extended to provide the current layout.

Located around 13 miles from Hawick , where all local services can be found , it is nestled amongst rolling border hills.

Peace and quiet are high on the attraction list , although there are 2 other residences nearby.

The accommodation comprises; Entrance Vestibule, living room, sun room, shower Room, 3 bedrooms, Kitchen, pantry and rear sunroom. In total around 80SQM of living Space.

Benefitting from Oil central heating, mains electric and private water supply. Drainage is via a private sceptic tank.

The property is presented in clean and tidy order, it would benefit from a degree of cosmetic updating.

Externally, the property is accessed via a private lane, leading to a decent sized chipped driveway, where there is a modern garage. A second gate leads to the good sized garden with wooden garden shed , there is a walkway around the other 3 sides of the property.

An ideal opportunity for someone looking to get "away from it all" very quiet rural living. The cottage has huge potential to develop further and would make an ideal retirement home , holiday home or investment .

Must be viewed to fully appreciate its location and potential.





What we like about this property

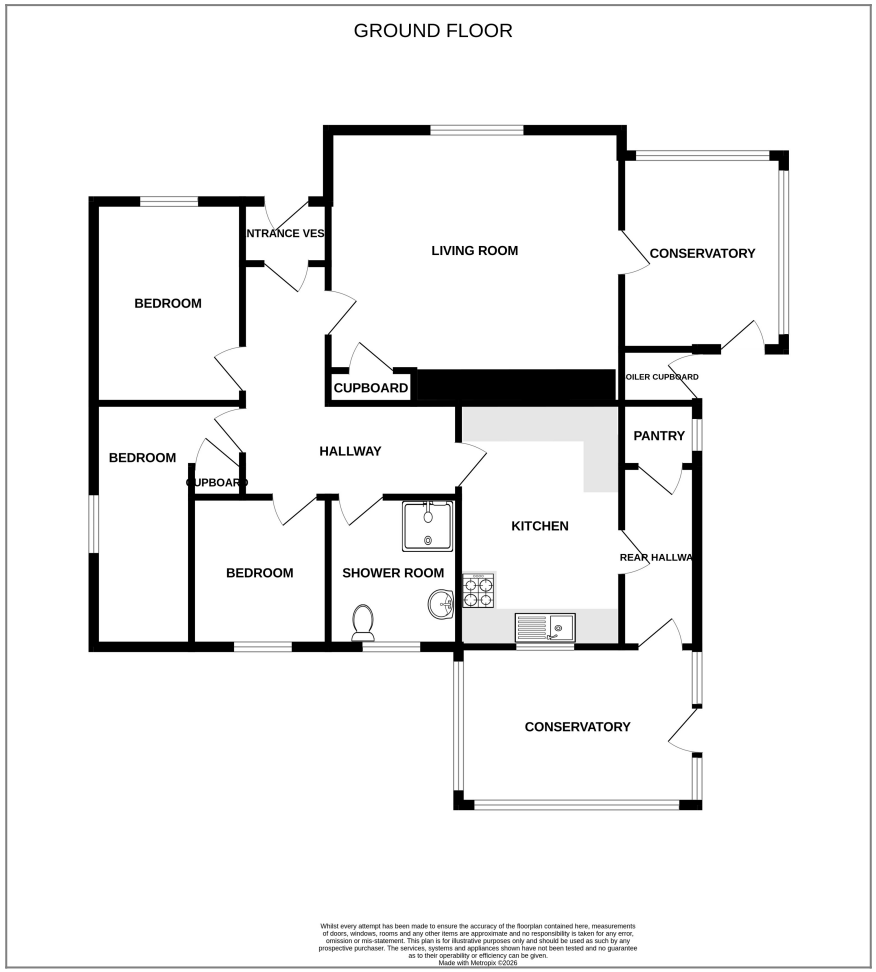
Rural Location, Garden Grounds, Project , Isolation











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Council Tax Band: B

EPC Rating: E

Viewing:

Strictly by appointment through Jim Hay all accompanied

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