

LEGAL
HASTIN & S



5 Lockhart Place

Hawick, TD9 9JR

Offers Over £260,000





A charming and versatile sandstone home in the sought after Terraces, offering flexible family accommodation, a spacious extended dining kitchen and private enclosed garden with useful outbuildings.



5 LOCKHART PLACE

This striking sandstone property, set within the ever popular residential area of the Terraces, presents an exceptional family home rich in character, charm and versatility. Thoughtfully arranged and enhanced by a tasteful extension, the property offers flexible accommodation perfectly suited to the evolving needs of modern family life. At the heart of the home lies the beautifully extended dining kitchen, a bright and sociable space designed for everyday living as well as effortless entertaining. Patio doors open directly onto a private, low maintenance enclosed walled garden; this outdoor space is complemented by a collection of outbuildings, stores and workshops offering excellent flexibility for hobbies, storage or creative pursuits. The ground floor provides adaptable accommodation, including a spacious living room featuring an attractive bay window and cosy wood-burning stove. There is also a versatile dining room which could equally serve as a third bedroom, alongside a family bathroom. Upstairs, there are two generous bedrooms each offering comfortable proportions, together with a contemporary shower room. Combining traditional character with practical living and valuable outdoor space, this offers a rare opportunity to enjoy both period charm and modern convenience in a sought after setting.

LOCATION

Hawick is one of the largest and most historic towns in the Scottish Borders, prominently located on the River Teviot and long recognised as a centre of the region's textile heritage. The town offers a blend of traditional character, modern amenities, and strong community life, making it a popular and practical place to live. • Amenities: Hawick offers an extensive range of shops, supermarkets, cafés, leisure facilities, and professional services. The town is well known for its cultural attractions, including Wilton Lodge Park, local museums, and a strong sporting tradition, all contributing to a vibrant town centre. • Schooling: The town is well served by several primary schools and Hawick High School, providing comprehensive educational facilities for families. • Population: Hawick supports a diverse and active population of around 14,000, with numerous clubs societies, and annual events reflecting the town's proud traditions and community spirit. •

Transport Connections: Hawick benefits from good road links to other Border towns and onward to Edinburgh. Rail connections are available via Tweedbank on the Borders Railway or Berwick-upon-Tweed on the East Coast Main Line. The surrounding landscape offers excellent access to walking routes and outdoor recreation.

HIGHLIGHTS

- Beautifully extended open plan dining kitchen
- Sought after Terraces residential area
- Private enclosed walled garden with low maintenance design
- Flexible layout to suit variety of needs

ACCOMMODATION SUMMARY

Entrance Porch, Hallway, Lounge, Dining Room/Bedroom 3, Rear Porch, Kitchen/Dining, Utility Room, Bathroom. Landing, Two Bedrooms & Shower Room.

SERVICES

Gas central heating. Mains gas, electric, water and drainage. Electric underfloor heating in Kitchen.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 138m².

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £260,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



