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WILLOWBANK, HOWCLEUCH, ROBERTON, NR HAWICK, TD9 7NB
THREE BEDROOM DETACHED "DORRAN" BUNGALOW

EPC F
OFFERS AROUND £140,000

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The property forms a detached three bedroom bungalow of non traditional "Dorran" construction built around 1965. Set in a plot of around 0.6 acres, Willowbank would benefit from extensive overhaul internally, but is located in a desirable rural location close to the ever popular small hamlet of Robertson. There is generous private parking and gardens as well as a large metal container included in the sale.

The bungalow is entered via a small vestibule in the main hallway which provides access to all of the accommodation and has a built in storage cupboard. The spacious lounge sits to the front overlooking the front garden and has a tiled fire surround and ceiling fan. The breakfasting kitchen, situated to the rear, has a range floor and wall units in situ and a small breakfast bar area and sink. There is space for various white goods and windows overlook the drive and back garden. There is a useful storage cupboard and a door from the kitchen leads to the back porch where the boiler is housed in another large cupboard.

The three bedrooms (two doubles and one single) all have generous built in storage. The master overlooks the front garden whilst the other two face the rear. There is a three piece family bathroom with WC, wash hand basin and bath with electric shower above.

Externally, the property is set within a plot of around 0.6 acres with large drive offering ample off street parking and abundance of lawn and mature trees and shrubs. A banking leads down to the burn. The metal container is situated in a separate gated area of the garden.

LOCATION: Situated in the midst of the Scottish Borders, Robertson is a small rural village located about five miles west of Hawick. Set along the B711 road, it lies within a peaceful landscape of rolling hills, farmland, and wooded valleys. The village is closely associated with the Borthwick Water and nearby natural features such as Alemoor Loch and Craik Forest, which contribute to its scenic character and appeal for outdoor activities like walking and cycling. Willowbank lies just beyond Robertson not long after the turn off for Craik Forest (do not take the Craik turn off) After the Craik turn off travel up the hill and take the next right hand turn signposted for Ashkirk and the property lies immediately on the left at the junction.

Historically, Robertson formed part of a rural parish spanning Roxburghshire and Selkirkshire, with agriculture particularly sheep farming playing an important role in local life. Today, it remains a small, close-knit community with a church and village hall serving as social hubs.

Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The

area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Border railway only a 25-minute drive away.

ROOM SIZES:

Lounge 3.30 x 5.60

Kitchen 4.03 x 3.83

Bathroom 2.57 x 1.51

Bedroom 1 3.30 x 4.10

Bedroom 2 4.03 x 3.10

Bedroom 3 3.13 x 2.56

SERVICES: Mains water and electric. LPG central heating boiler and double glazing. Septic tank drainage.

EPC:F Council Tax:C

VIEWING: By appointment with Geo & Jas Oliver, W.S.



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