Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents
13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk
www.gandjoliver.co.uk

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PLOT 4, THORNWOOD REACH, WEENSLAND ROAD, HAWICK, TD9 8LB

SEMI DETACHED THREE BEDROOM ECO HOUSE

OIRO £320,000
EPC :UPON REQUEST

4 THORNWOOD REACH, WEENSLAND ROAD, HAWICK, TD9 8LB

OFFERS IN THE REGION OF £320,000

Viewing is essential to appreciate this beautifully presented sustainable three bedroom family home situated on the banks of the River Teviot. Offering both stylish and contemporary living, the property is net zero-carbon and designed for the future, eliminating utility costs. Finished to a very high standard, the property offers versatile family living arranged over three floors and there is private parking and a garden to the rear. There are also beautiful rear balconies from the upper two levels offering lovely views towards the River Teviot and beyond.

The entrance level welcomes you with a beautifully crafted oak and glazed staircase providing access to all three levels of the property. The spacious sitting room is a bright and well-presented space with mini-kitchen and access to the rear balcony. The master bedroom, also located on the ground floor level, offers a generous walk-in dressing room and a well-appointed en-suite shower room. There is also direct access to the balcony from this master suite. A conveniently located guest WC completes this floor.

The lower ground floor is a stunning open plan space with an impressive kitchen, dining and family area with floor to ceiling sliding doors opening directly out to the garden. The garden offers patio area, grassed bank and a beautiful view towards the river. The contemporary kitchen is finished to an exceptional standard and features high quality quartz worktops alongside a full range of integrated appliances including a fridge/freezer, induction hob, pyrolitic self-cleaning oven, built-in microwave, dishwasher and a white ceramic double sink. Adjoining the living space is the snug which could be separated off and used as a home office or bedroom if so desired. A utility room provides fitted storage space and plumbing for a washing machine, WC and wash hand basin, and there is a separate pantry.

The upper the floor houses two further generously proportioned bedrooms, one with large separate dressing room. The well appointed family bathroom is beautifully presented and comprises a freestanding bath, walk-in shower enclosure, floor-standing vanity unit and WC. Patio doors lead directly onto the upper balcony.

Weensland Road is a popular area of town centrally located for local amenities and a short stroll to Trinity Primary School and Teviotdale Leisure Centre. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Reivers Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

EPC: Available upon request

FIXTURES AND FITTINGS: The sale shall include all carpets and bathroom fittings.

SERVICES: Mains water and drainage. Mains electricity and air source heat pump provide hot water and heating. Roof mounted solar panels.

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

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

