



TEVIOT'SIDE TRAVEL INN, HAWICK, TD9 9QR
EIGHT BEDROOM GUEST HOUSE



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliciver.co.uk

www.gandjoliciver.co.uk

TEVIOTSIDE TRAVEL INN GUESTHOUSE, HAWICK, TD9 9QR

OFFERS AROUND £340,000

See all our properties at
OnTheMarket.com

We are pleased to bring to the market a rare opportunity to purchase this centrally located and immaculately presented guest house. With accommodation split over four levels, the property offers eight ensuite bedrooms including an owners' area which could be used as a self contained annex if so desired. The property is being sold as a going concern with all furnishings included and offers both a lifestyle and investment opportunity. Financials available upon request through legal representative.

The property is entered from ground floor into the vestibule through to the hallway which has an abundance of traditional pleasing features and staircase to upper levels. There is a handy wall mounted self service key box for guests. The sitting room/diner is set on the corner of the property with an abundance of light flowing in making this a lovely bright room. There are various traditional features in here such as deep timber skirtings and attractive ceiling rose. There is a timber fire surround with tiled back and hearth offering a cosy focal point. A secondary hallway provides access to the kitchen, utility, WC, storage cupboards and the stairs to the lower ground floor. The kitchen boasts a range of floor and wall units, double sink and drainer and space and plumbing for a multitude

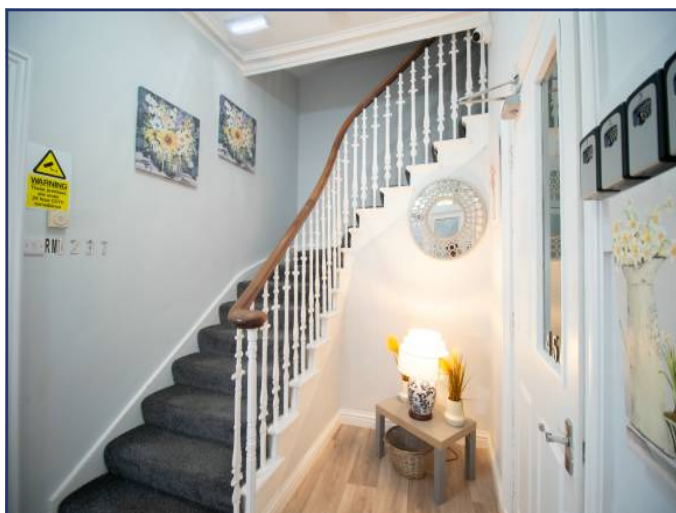
of white goods as desired.

Stairs from here leads down to the lower ground floor where there are three en suite bedrooms: a single, double and triple room. These are all very well presented in a neutral colour palettes and have stylish en suite facilities.

From the main ground floor hallway, a carpeted turning staircase leads up the first floor where three further bedrooms are located. The largest room here is a luxurious double room with an abundance of character such as ceiling rose, fireplace and large windows offering plentiful light. There is a large en-suite bathroom with shower bath, wash hand basin and WC. The other two rooms here (a double and single) are immaculately presented and have en suite shower rooms finished to a high standard.

A staircase leads up the second floor where the owners' annex is located. This would be ideal for large group stays, families or for "live in" accommodation. On this level there are two well presented bedrooms, sitting room and a shower room.

Teviotside Terrace is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. 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 boasts a number of independent shops, public houses and bistros as well as larger supermarkets and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.



ROOM SIZES:

Ground Floor

Sitting Room 5.30 x 4.70
Kitchen 4.00 x 4.90
WC 1.60 x 1.76
Utility 0.80 x 1.75

Lower Ground Floor

Bedroom 2.50 x 5.70
En Suite 3.20 x 1.30
Bedroom 3.65 x 2.20
En Suite 3.20 x 1.55
Bedroom 5.35 x 3.60
En Suite 3.20 x 1.40

First Floor

Bedroom 4.70 x 5.25
En Suite 2.45 x 3.30
Bedroom 2.80 x 3.30
En Suite 1.60 x 1.60
Bedroom 5.20 x 3.60
En Suite 1.90 x 1.65

Second Floor/Annex

Lounge 4.95 x 4.60
Double Bedroom 2.95 x 3.50
Single Bedroom 3.20 x 3.68
Shower Room 1.35 x 2.10

EPC RATING: Upon Request **RATABLE VALUE:** £13,500

FIXTURES AND FITTINGS: The property is being sold in its present condition with all furnishings included in the sale. Inventory available upon request.

SERVICES: Mains water, drainage, gas and electricity. Gas central heating. Double glazing. Security systems/cameras.

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

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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

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



GROUND FLOOR



1ST FLOOR



LOWER FLOOR



2ND FLOOR



TEVIOTSIDE TRAVEL INN, HAWICK

Geo. & Jas. Oliver W.S.

13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654 Email solicitors@gandjoliver.co.uk Web: www.gandjoliver.co.uk