

Hawick
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Summerfield East, Rosalee Brae, Hawick, TD9 7HH

Offers Over £340,000



Stunning 4 bedroom semi-detached property with superb views. On the outskirts of Hawick but still only a few minutes' walk from the town centre, supermarkets and the award-winning Wilton Lodge Park. With an abundance of original features and magnificent stained glass window, this property certainly has the "wow" factor. Whilst retaining its traditional charm, the kitchens and bathrooms of Summerfield East are modern with quality fixtures and fittings. Mature, well-maintained gardens to front, side and rear, and an impressive sweeping driveway leading up to the house. An exceptionally fine family home, with the surrounding area having huge appeal for outdoor enthusiasts.



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Ground Floor
Entrance vestibule
Inner Hall

Rear Hallway
Lounge: 5.8M x 5.8M
Formal Dining Room: 4.8M x 4.2M
Large Dining Kitchen: 5.2M x 4M
Utility Room: 3.1M x 1.7M
Bedroom 4 / Study: 3.7M x 2.6M
Shower Room + WC: 4M x 2.7M
Stairs leading down to large basement.

First Floor
Master Bedroom: 6.4M x 4.8M
Bedroom 2: 5.3M x 4.2M
Bedroom 3: 4M x 3.6M
Bathroom: 2.5M x 2.45M

Second Floor
Large attic with 2 rooms off



Location:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description:

£10,000 UNDER HOME REPORT VALUATION! Stunning four bedroom semi-detached property with superb views. On the outskirts of Hawick but still only a few minutes walk from the town centre, supermarkets and the award-winning Wilton Lodge Park. With an abundance of original features such as ornate cornicing, deep skirtings, high ceilings and a magnificent stained glass window, this property certainly has the wow factor. Whilst retaining its traditional charm the kitchen and bathrooms of Summerfield East are modern with quality fixtures and fittings. Mature, well-maintained gardens to front, side and rear consisting of areas of lawn, trees, shrubs, and plants, with an impressive sweeping driveway leading up to the house and the garage. This is an exceptionally fine family home within easy reach of local schools, shops and other amenities, whilst the surrounding area has huge appeal for outdoor enthusiasts with beautiful country walks, golfing, fishing and equestrian pursuits all on the doorstep. Also benefiting from the superior sized attic with two rooms off, which could be utilised as additional accommodation or storage. Viewings are highly recommended in order to fully appreciate and to avoid any disappointment.

Directions:

Travelling into Hawick on the A7 from the Selkirk direction, take the right hand turn into Princes Street, follow this road then turn right into Langlands Road. Turn right just before the one-way system and go up the hill. The driveway to Summerfield East is the second entrance on the right.

For Sat Nav users the postcode is TD9 7HH

Fixtures and Fittings:

The sale shall include all carpets, floor coverings, curtains and blinds.

Services:

Gas, electricity, water and drainage. Gas central heating.

EPC:

E

Council Tax Band

F

Local Authority:

Scottish Borders Council



Interested in this property?
Hawick
Call 01450 372336

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
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Summerfield East, Rosalee Brae, Hawick



Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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