

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Randlea, Dene Road, Denholm

TD9 8LU

Guide Price £290,000



Randlea is an extremely well-proportioned detached bungalow, located in one of the most sought after areas of Denholm and within easy walking distance of all the good amenities on offer within the village. The property is presented in very good order throughout and benefits from an abundance of attractive and additional features including the large, well maintained garden, lovely conservatory to the rear, large garage and drive. Early viewing is essential to avoid disappointment.



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Vestibule
Hall
Lounge
Dining Room
Kitchen
Utility Room
Conservatory
Three Bedrooms
Family Room/Bedroom Four
Bathroom
WC

Electric Heating
Double Glazing

Large Private Garden
Large Drive
Garage with Electric Door



Location

The peaceful conservation of Denholm in the Scottish Borders is surrounded by open countryside, woodland and rolling hills. The village offers a range of good amenities including two public houses serving food, post office, coffee shop, butcher, hairdresser, garage and primary school with secondary education available at nearby Hawick or Jedburgh. Minto Golf Course is nearby and the village has a vibrant community, hosting local events such as the annual Hand Ba', Spring Fair, Hizzy Memorial Run and the popular Denholm Folk Festival.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, double glazing.

EPC

E

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Hawick
Call 01450 372336

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Hawick, TD9 9BP
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



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Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft
Garage = 23.3 sq m / 251 sq ft
Total = 162.8 sq m / 1752 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID495961)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.