

Hawick
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 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**Newhaven, 7 Ruberslaw
Road, Denholm,
TD9 8PD**

Guide Price: £170,000



Newhaven, 7 Ruberslaw Road is a remarkable detached property residing within the characteristic village of Denholm, just 4.9 miles from Hawick. Benefitting from neutral décor throughout the property sports spacious rooms - including two double bedrooms and one single - a coal burning fire, off-street parking and a phenomenal position overlooking the stunning Borders countryside.



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INTERNAL

Hallway 1.07m x 4.70m + 2.65m x 1.41m

Lounge 3.66m x 5.69m

Kitchen 2.70m x 3.67m

Dining Room 2.89m x 2.41m

Bathroom 2.37m x 1.84m

Master Bedroom 2.93m x 3.95m

Bedroom Two 2.63m x 3.13m

Bedroom Three 2.95m x 3.50m

EXTERNAL

Garden to the front side and rear

Garage



Situation:

In the peaceful conservation village of Denholm in the Scottish Borders, surrounded by open fields, woodland and rolling hills. The village offers a range of amenities with some shops, a couple of public houses serving food, Italian restaurant, coffee shop, hairdressers, garage, and a primary school, with secondary schools available in 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

Description:

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Fixtures and Fittings:

All floor covering, curtains, kitchen fittings, bathroom fittings & light fittings will be included within the sale.

Services:

Mains water & drainage, oil central heating and electricity.

EPC:

E

Viewings:

Strictly by appointment with Cullen Kilshaw.

Local Authority:

Scottish Borders Council

Home Report Value:

£170,000

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Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.co.uk © (2019)

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