

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7/1 Weensland Terrace Hawick

TD9 9RL

Guide Price £85,000



VALUED AT £90,000 7/1 Weensland Terrace is a superb two bedroom first floor property with lovely views from both front and rear. Providing bright and spacious accommodation and decorated in neutral tones throughout. The house is extremely well-presented, has well-appointed kitchen and bathroom facilities and benefits from gas central heating and double glazing. Lovely garden to the rear, designed to be low-maintenance and offering a good degree of privacy. Situated on the outskirts of Hawick but still only a short walk to the town centre and other local amenities. Viewing essential to fully appreciate.



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First Floor

Hall

Lounge: 4.9M x 3.8M

Kitchen: 2.9M x 2.9M

Dining Room/Bedroom 2: 4.1M x 3.1M

Master Bedroom: 4.9M x 3.5M

Shower Room: 1.9M x 1.9M

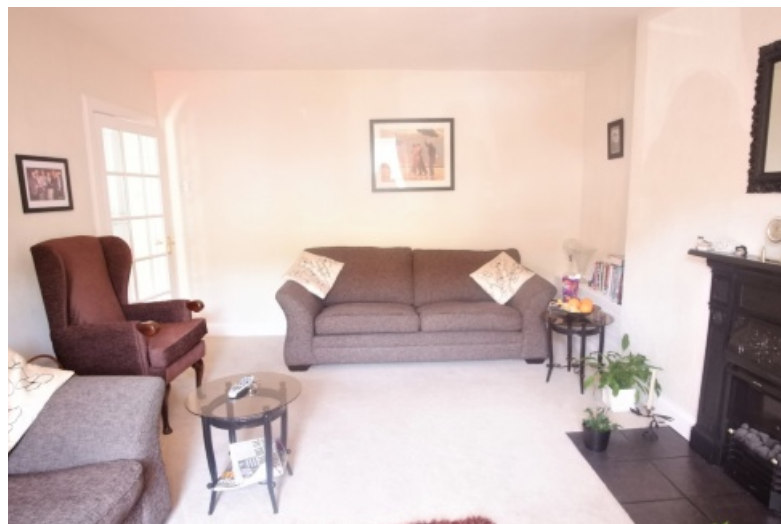
Attic Room - fully floored and will pull down ladder.

Double Glazing

Gas Central Heating

Private garden to rear

External storage



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:

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Viewing Arrangements:

To arrange an appointment to view this property please contact Cullen Kilshaw Hawick Office on 01450 372336

Entry:

By mutual agreement

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage

EPC:

D

Local Authority:

Scottish Borders Council

Council Tax Band A

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?
Hawick
Call 01450 372336

55 High Street,
Hawick, TD9 9BP
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

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



7/1 Weensland Terrace, Hawick

Approximate Gross Internal Area
77.4 sq m / 833 sq ft

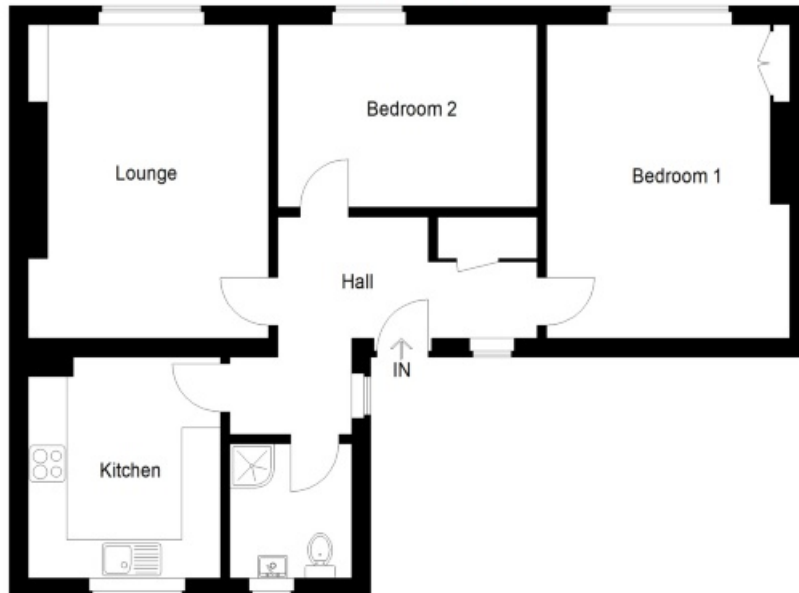


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.