

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



34a Mayfield Drive Hawick

TD9 7EW

Offers Over £77,500



Superb ground floor property in a quiet and rarely available residential part of the town. With the benefit of having fantastic open views of the surrounding countryside but still being within short walking distance of the town centre and local amenities. Wilton Primary School is within a few minutes walk and the High School is also located nearby. Immaculately presented and in move-in condition this is an ideal starter-home and would also be perfect for those looking for an easily managed home with all accommodation on the ground floor. Early viewing of this property is a must to avoid disappointment.



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Hallway with 2 large storage cupboards: 2.44M x 2.13M

Lounge: 3.90M x 4.30M

Dining Kitchen: 3.10M x 3.00M

Master Bedroom: 2.74M x 2.47M

Bedroom 2: 3.66M x 3.03M

Shower Room: 2.00M x 1.75M

Gas central heating

Double Glazing

Private Garden with shed

Access to shared drying green

External storage

On-Street parking



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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Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

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Viewings:

To arrange a viewing please contact Cullen Kilshaw Hawick office on 01450 372336

Local Authority:

Scottish Borders Council

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
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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



34A Mayfield Drive, Hawick

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (1599678)

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.