

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**11 Croft Field, Jedward
Terrace, Denholm,
TD9 8QB**

Guide Price: £290,000



11 Croft Field is a stunning, five bedroom detached property that resides within the characteristic Borders village of Denholm. Not only does the property boast bright and spacious rooms throughout as well as the large surrounding garden - 11 Croft Field is also one of a kind within the development as it is the only one built in this style



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GROUND FLOOR:

Hallway
Lounge
Kitchen
Utility Room
Dining Room
Family Room
WC

FIRST FLOOR:

Landing
Family Bathroom
Master Bedroom with En-suite
Bedroom Two with En-suite
Bedroom Three
Bedroom Four
Bedroom Five / Study

EXTERIOR:

Large surrounding, enclosed garden
Garage and a driveway - suitable for 3 cars



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:

11 Croft Field is a stunning, five bedroom detached property that resides within the characteristic Borders village of Denholm. Not only does the property boast bright and spacious rooms throughout as well as the large surrounding garden - 11 Croft Field is also one of a kind within the development as it is the only one built in this style. Overall consisting of a hallway, family room, lounge, kitchen, dining room, utility room, WC, family bathroom, four double bedrooms - two of which sport a modern en-suite shower room as well as a walk in wardrobe in the master - and a further smaller bedroom that is currently used as a home office, this house would make the perfect family home. The surrounding garden is large yet easily maintainable however there is scope for further development of this if the purchaser so wishes. Many of the rooms also benefit from having double aspect windows allowing the natural light to cascade into the property. Early viewings come highly recommended on this unique home.

Fixtures and Fittings:

All floor coverings, all blinds, bathroom fittings, kitchen fittings (including the integrated appliances - dishwasher, oven, hob, fridge-freezer) are to be included within the sale.

Services:

Mains water and drainage, LPG and electricity.

EPC:

B

Viewings:

Viewings are highly recommended in order to fully appreciate. To arrange a viewing, please contact the selling agent, Cullen Kilshaw Hawick on 01450 372336.

Home Report Value:

£290,000.00

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.



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11 Croft Field, Jedward Terrace, Denholm

Approximate Gross Internal Area
204 sq m / 2196 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 625624)

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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
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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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