

Hawick

Call: 01450 372336

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SOLICITORS & ESTATE AGENTS

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Target House

Millieshope, Hawick, TD9 9LE

In an idyllic rural location just outside the town, with outstanding views of the surrounding countryside, The Target House is a superb addition to the market. Sporting approximately 4 acres of land and a stunning four bedroom detached house with surrounding gardens, providing bright and spacious accommodation in a beautiful tranquil setting.



Target House

Millieshope, Hawick, TD9 9LE

DESCRIPTION:

Completed in 2008, the property benefits from modern fixtures and fittings throughout and overall consists of:- Entrance vestibule, hallway, lounge, dining room, family room, kitchen, utility room, WC, four bedrooms (two of which are en-suite), bathroom, stairs leading to upper landing, cinema/games room and attic. There is also a rear hallway which leads to WC, wet room and integral garage. There are mature, well-maintained gardens to front, side and rear consisting of areas of lawn, trees, shrubs and plants, with an impressive driveway leading up to the house. The sale also includes approximately 4 acres of land which has the benefit of some amazing views of the beautiful Borders countryside. This is an exceptionally fine family home, that provides not only a fantastic residential dwelling but also business prospects and opportunities, within easy reach of local schools, shops and other amenities, whilst the surrounding area has huge appeal for outdoor enthusiasts with beautiful country walks and equestrian pursuits all on the doorstep. There is also a play park just a short walk away at popular recreational area, The Millars Knowes, ideal for younger children. Viewing essential to fully appreciate this beautiful family home.

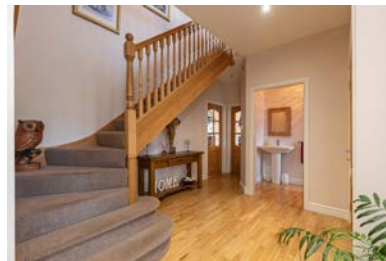


KENNELS & OUTBUILDINGS

Lying adjacent to the property there are a number of stone-built outbuildings and runs previously used as kennels for the successful 'Target Kennels' business which was owned and managed at the property. The building holds approximately 40 individual kennels as well as a kitchen and store room providing fantastic business potential for the prospective purchaser, alternatively this building could also be redeveloped if the purchaser so wished. The building is heated via an oil fired boiler and benefits from mains power/lighting and a private water. There are also sizeable timber built stables which had previously been used as additional kennels but could well be returned to their original purpose. There is a smaller outbuilding also of masonry construction which currently comprises of two kennels and a Store.

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.



DIRECTIONS:

Travelling along Hawick High Street, turn left by the Town Hall onto Crosswynd and continue straight onto Wellogate Brae. Proceed on Wellogate Brae passed the cemetery and take the junction on your left onto Braid Road. Continue along Braid Road bearing right at the end. After approximately one quarter of a mile The Target House will appear on your right.

For sat nav users the postcode is TD9 9LE.

FITTINGS & FIXTURES:

The sale shall include all carpets, floorcoverings, light fittings and bathroom fittings. The property also benefits from double glazing, oil space heating powered by a 'Worcester' oil fired system boiler and solar hot water panels.

VIEWING:

Contact selling agents, Cullen Kilshaw Hawick on 01450 372336

ENTRY:

By mutual agreement





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Interested in this property?

Hawick

Call 01450 372336

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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



ENERGY PERFORMANCE CERTIFICATE
RATING:
C

SERVICES:

Mains electricity, private drainage and private water supply

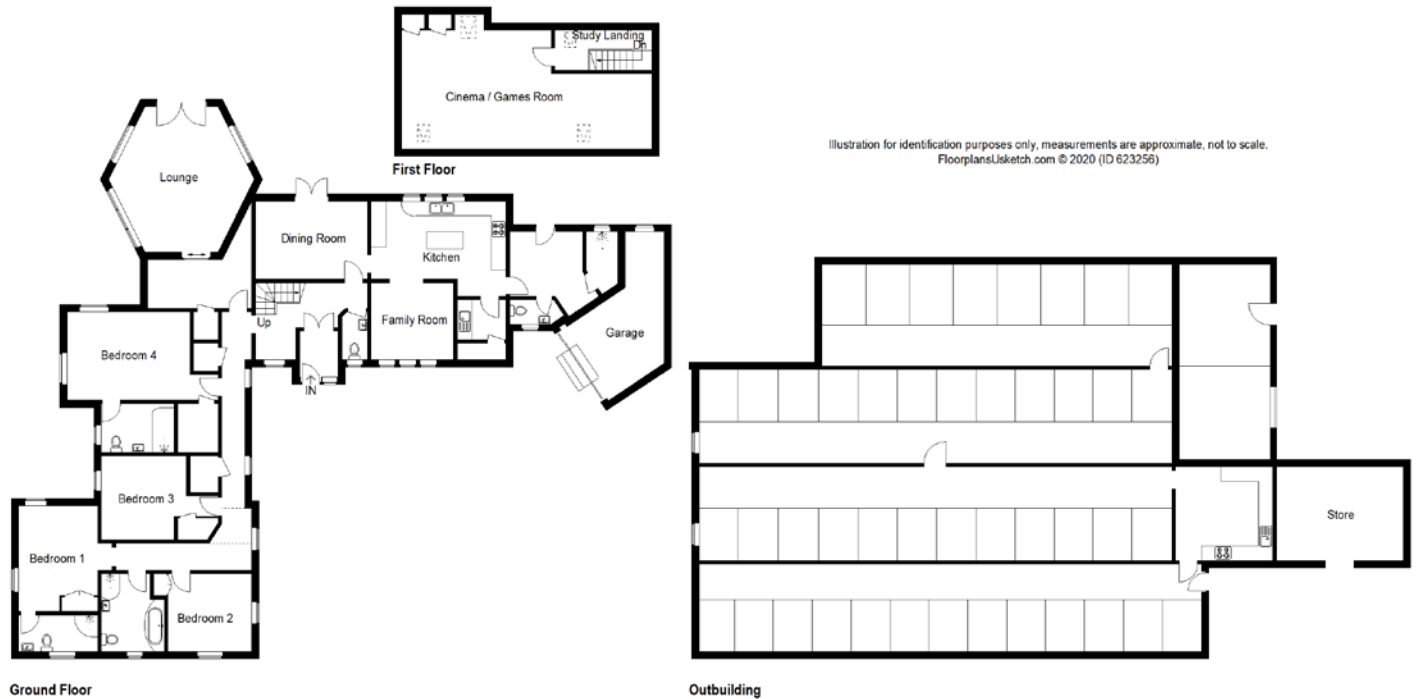
Full members of:





Target House, Off Braid Road, Hawick

Approximate Gross Internal Area (Excluding Garage) = 288.5 sq m / 3105 sq ft
 Outbuilding (Including Store) = 363.3 sq m / 3910 sq ft
 Total = 651.8 sq m / 7015 sq ft



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.