

Hawick
Call 01450 372336

CULLEN KILSHAW
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Fouledge Cottage, Skelfhill, Hawick

TD9 0PJ

Guide Price £355,000



Fouledge Cottage sits in a truly stunning location, a deceptively spacious property surrounded by valleys and magnificent hills all within a short drive from Hawick and ideally placed for the A7 trunk road through the Borders. The property is presented in immaculate order throughout and benefits from an abundance of attractive and additional features including the spacious lounge, large and airy dining kitchen with large window to the side and French doors leading to the raised decking, bathroom & en-suite shower room, utility room, four bedrooms, large landscaped garden, large detached garage/workshop and the stunning views to open countryside. Viewing is an absolute must.



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GROUND FLOOR:

Vestibule/Boot Room
Hall
Sitting Room
Dining Kitchen with French Doors
Bedroom Four/Study
Utility Room
Bathroom

FIRST FLOOR:

Master Bedroom with En-Suite
Two Further Double Bedrooms

Oil Fired Central Heating
Natural Spring Water
Double Glazing

Large Garden
Large Detached Garage/Workshop
Drive



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 Waverley 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

From Hawick travel southwest on the A7 for approximately 7 miles, turning left just after crossing the River Teviot at a sign to Priestthaugh and Skelfhill. This minor road to Skelfhill and Priestthaugh climbs over Gray Hill before descending towards Skelfhill Burn and Priestthaugh Burn. Turn right to Skelfhill approximately 3 miles from the A7 and continue for about 1 mile passing through Skelfhill Farm Steading. Fouledge Cottage is the second cottage after the steading and involves a short climb up a farm track. The cottage lies approximately 1/4 of a mile past the steading.

Fixtures and Fittings

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

Services

Private drainage, natural spring water. Mains electricity. Oil fired central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Hawick
Call 01450 372336

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Hawick, TD9 9BP
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

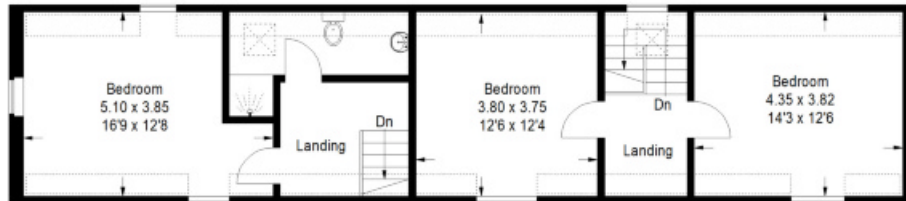
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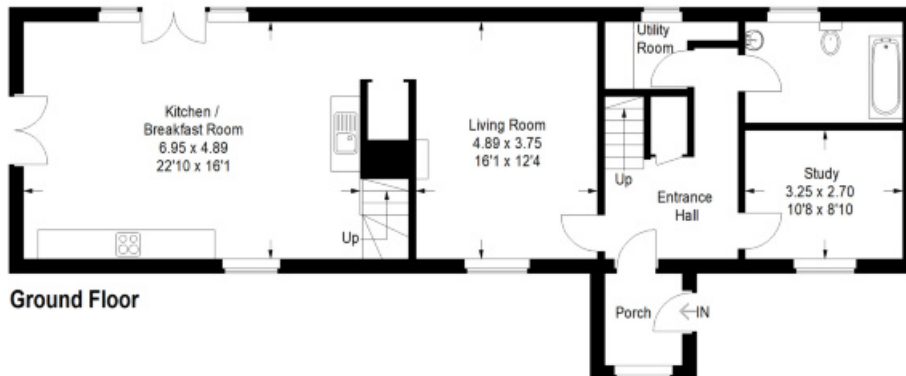
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Reduced headroom
below 1.5 m / 5'0"

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID696678)

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.