

Hawick
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SOLICITORS & ESTATE AGENTS

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Dado Heights, Borthaugh, Hawick

TD9 7LN

Guide Price: £300,000



Dado Heights is a beautiful detached property located just a short distance from the town of Hawick, in the small hamlet of Borthaugh. The property enjoys a rural yet very accessible location and benefits from beautiful views as well as being within a short walking distance of the award winning Wilton Lodge Park.



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Ground Floor:

Hallway: 3.84M x 1.90M
 Lounge with dining area: 7.83M x 3.28M
 Sunroom: 4.40M x 2.89M
 Kitchen: 5.66M x 2.25M
 Utility Room: 2.33M x 1.53M
 Bedroom 4: 2.92M x 3.13M
 Shower Room: 1.59M x 1.52M

First Floor:

Landing: 4.41M x 0.95M
 Family Bathroom: 2.38M x 1.95M
 Master Bedroom: 4.71M x 3.62M
 En-Suite: 2.11M x 1.43M
 Bedroom 2: 3.30M x 3.01M
 Bedroom 3: 4.14M x 2.67M

Oil-fired central heating | Double Glazing | Attic
 Gardens to front, side and rear
 Driveway and timber garage
 2 stables and small paddock area



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 Waverley Rail Link to Edinburgh from 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 1 mile turning right onto the B711 signposted for Roberton. Travel just a short distance before turning right prior to the farm buildings on your right hand side. Continue up this track until you reach Dado Heights.

Description:

Dado Heights is a beautiful detached property located just a short distance from the town of Hawick, in the small hamlet of Borthaugh. The property enjoys a rural yet very accessible location and benefits from beautiful views as well as being within a short walking distance of the award winning Wilton Lodge Park. Having recently undergone a significant renovation, the accommodation is deceptively spacious and sports modern fixture and fittings throughout and overall consists of a hallway, lounge with wood burning stove and dining area, sunroom, kitchen, utility room, bedroom 4/study, shower room and family bathroom on the ground floor as well as a landing, master bedroom with en-suite shower room and two further double bedrooms on the first floor - all presented in immaculate order. Externally, a large private garden surrounds the property with the additional benefit of ample off street parking as well as two timber built stables. Ideal for those looking for their family home, early viewings are highly recommended to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity and water, private drainage. Solar panels and oil-fired central heating.

EPC:

C

Home Report Valuation:

£300,000.00

Local Authority:

Scottish Borders Council

Entry:

By mutual agreement

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

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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



Dado Heights, Borthaugh

Approximate Gross Internal Area
144 sq m / 1550 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans4sketch.com © 2020 (0712755)

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.