

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Craggs, Buccleuch Road, Hawick

TD9 0EL

Guide Price: £310,000



The Craggs is a substantial, immaculately presented detached house, situated in the rarely available residential area of Buccleuch Road, Hawick. Boasting fantastic open living accommodation, the property sports impeccable décor throughout as well as a gallery style dining room that overlooks one of the two reception rooms which adds to the paradisaical feel of this home. Externally there are easily maintainable gardens surrounding the property as well as a single garage and driveway which provides plentiful private parking. Early viewing is essential in order to avoid disappointment.



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GROUND FLOOR

Entrance Vestibule: 1.79 x 1.17m

Hallway: 2.63 x 2.55m

Living Room: 4.61 x 2.58m

Dining Room: 4.59 x 2.56m

Half Landing: 2.56 x 2.54m

Kitchen: 4.69 x 2.57m

Lounge: 4.75 x 4.51m

WC: 1.79 x 1.17m

FIRST FLOOR

Landing: 3.60 x 2.35m

Master Bedroom: 4.71 x 3.89m

Ensuite: 1.89 x 1.58m

Bedroom Two: 3.88 x 3.57m

Bedroom Three: 2.62 x 2.57m

Bedroom Four: 3.72 x 2.71m

Family Bathroom: 3.61 x 1.63m



Situation:

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, kitchen fittings, bathroom fittings, and some light fittings.

Services:

Mains water and drainage, gas and electricity.

EPC:

C

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick office on 01450 372336

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.

Home Report Value:

£310,000.00



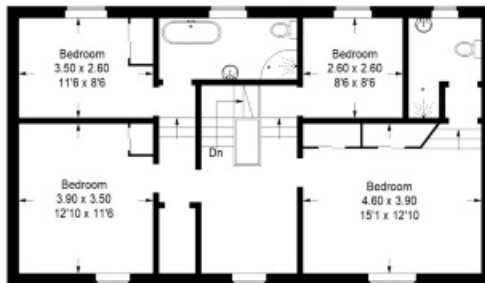
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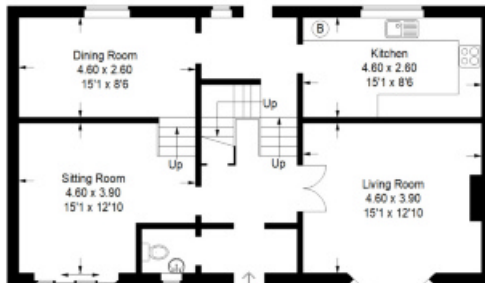


The Craggs, Buccleuch Road, Hawick

Approximate Gross Internal Area
161.6 sq m / 1739 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 772057)

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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.