

**Hawick**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Grooms Cottage, Hassendeanburn, Hawick,

TD9 8RU

**Guide Price: £245,000**



Set in a semi-rural, picturesque area near Hawick is Grooms Cottage, Hassendeanburn - a beautiful four bedroom ground floor villa that makes up part of a very aesthetically pleasing, traditional courtyard. This perfect family home lies within the catchment areas for both primary and secondary education and would suit those that have a keen interest in walking with some amazing trails right on the doorstep. Viewings come highly recommended in order to fully appreciate.



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## INTERNAL

Hallway, Lounge, Kitchen, Principle Bedroom, Bathroom, Shower Room, Bedroom Two, Bedroom Three, Bedroom 4 / Study, Entrance Vestibule, Utility Room

## EXTERNAL

Private, enclosed garden to the side.  
3x allocated car spaces within communal car park.



**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:**

Set in a semi-rural, picturesque area near Hawick is Grooms Cottage, Hassendeanburn - a beautiful four bedroom ground floor villa that makes up part of a very aesthetically pleasing, traditional courtyard. Bright and spacious throughout, Grooms Cottage was previously two properties but has been altered over the years to provide the fantastic family home that it now is. Internally, the property benefits from ground floor accommodation throughout and consists of a hallway, lounge, large kitchen / dining area, bathroom, principle bedroom, shower room, two further double bedrooms and a fourth bedroom/study. Externally, Grooms Cottage is one of the only properties within the courtyard to sport a large, enclosed, private garden, easily maintainable and mainly consisting of lawn and patio areas. In addition to the accommodation, the property also has ownership over three car parking spaces in the communal car park - perfect for those with multiple vehicles. This perfect family home lies within the catchment areas for both primary and secondary education and would suit those that have a keen interest in walking with some amazing trails right on the doorstep.

**Fixtures and Fittings:**

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

**Services:**

Oil, mains electricity, water and drainage.

**EPC:**

E

**Viewings:**

Viewings come highly recommended in order to fully appreciate. Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick 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:**

£250,000.00

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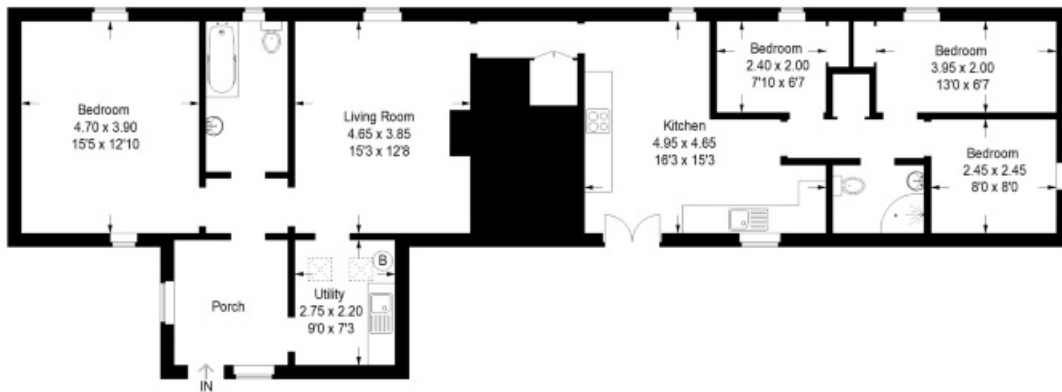
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### Grooms Cottage, Hassendeanburn, Hawick

Approximate Gross Internal Area  
111.5 sq m / 1200 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 793906)

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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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.