

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Craig Ian, 6 Weensland Road, Hawick

TD9 9NP

Guide Price: £230,000



Craig Ian, 6 Weensland Road, is a well presented five bedroom townhouse located in the heart of Hawick, with all the local amenities right on its doorstep alongside fantastic travel links. Extending over three floors, the property is brought to the market in move in condition and sports some stunning period features throughout including the fireplaces in both the family room and bedroom. Although the property would benefit from a degree of modernisation in areas, this is overall a fantastic family home and would be well suited to those who are looking to put their own stamp on their forever home. Viewings come highly recommended in order to fully appreciate.



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GROUND FLOOR

Entrance Vestibule, Hallway, Family Room, Sitting Room / Dining Room, Kitchen, Utility room

FIRST FLOOR

Landing, Principle Bedroom, Bedroom Two, Bedroom Three, Family Bathroom

SECOND FLOOR

Landing, Bedroom Four, Bedroom Five, Study/Office, Shower Room

EXTERNAL

Enclosed, private gardens to the front and rear as well as one designated off-street parking space. Ample additional on-street parking.



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:

Craig lan, 6 Weensland Road, is a well presented five bedroom townhouse located in the heart of Hawick, with all the local amenities right on its doorstep alongside fantastic travel links. Extending over three floors, the property is brought to the market in move in condition and sports some stunning period features throughout including the fireplaces in both the family room and bedroom. Internally, Craig lan consists of an entrance hallway, family room with bay window, lounge/dining room, kitchen and utility room on the ground floor as well as the family bathroom, exceptionally spacious principle bedroom, double bedroom and a small double bedroom on the first floor. Moving upward to the second floor there is a further two double bedrooms, study and shower room. Externally, the property boasts plentiful garden grounds with enclosed terraced patio areas to the front, courtyard to the rear and a further grassed area that is elevated at the rear. The property is also afforded with beautiful views over the town from the first and second floors and enjoys a private living space that is not overlooked. Parking facilities are also a huge benefit to Craig lan as there is an allocated, private parking space on the shared driveway to the rear as well as ample additional parking on-street. Although the property would benefit from a degree of modernisation in areas, this is overall a fantastic

family home and would be well suited to those who are looking to put their own stamp on their forever home. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

E

Viewings:

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:

£230,000.00

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Approximate Gross Internal Area = 193.2 sq m / 2080 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.co.uk © (0797585)

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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

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.