

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**7 Thornwood
Avenue, Hawick,
TD9 9RT**

Offers Over: £295,000



Set in a most idyllic and rarely available residential area of Hawick, 7 Thornwood Avenue is brought to the market in impeccable condition. This beautiful four bedroom split-level bungalow, extends to an impressive 175m² and enjoys a fantastic elevated position which affords superb views of the surrounding countryside as well as over Hawick Rugby Club.



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INTERNAL

Entrance Hallway
Living Room
Dining Kitchen
Utility Room
Family Bathroom
Master Bedroom with ensuite
Bedroom Two
Bedroom Three
Bedroom Four with ensuite

EXTERNAL

Enclosed, surrounding gardens mostly laid to lawn with stone chipped areas
Timber built outhouse with bar and seating
Detached single garage



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 most idyllic and rarely available residential area of Hawick, 7 Thornwood Avenue is brought to the market in impeccable condition. This beautiful four bedroom split-level bungalow, extends to an impressive 175m² and enjoys a fantastic elevated position which affords superb views of the surrounding countryside as well as over Hawick Rugby Club. Built in approximately 1980 the accommodation has been modernised, altered and extended over the years to provide the attractive residential property that it is today and to add an extra bedroom with en-suite, increasing the overall living space. Decorated in neutral tones, 7 Thornwood Avenue internally consists of an entrance hallway, lounge with double aspect windows, dining kitchen, utility room, family bathroom and three double bedrooms all benefitting from built-in storage, one of which also sporting an en-suite shower room. The integral garage has previously been altered and now provides a stunning master bedroom with en-suite bathroom and separate shower, which is only a few stairs down from the original living accommodation. Externally, 7 Thornwood Avenue boasts well-maintained surrounding gardens, which are mostly laid to lawn with some planted beds and stone chipped areas. In addition to this, there is also a well-appointed timber built outhouse, which currently hosts a bar with wood burning stove and seating area – perfect for those

with a knack for entertaining but also affording the property with the potential to have an office space outside of the main residence. Viewings are essential to appreciate this stunning home.

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:

C

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.

Viewings:

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

Home Report Value:

£295,000

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Ground Floor

7 Thornwood Avenue, Hawick, TD9 9RT

Approximate Gross Internal Area
168.8 sq m / 1817 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 815739)

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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.