

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**7 Wauchope Road,
Bonchester Bridge,
TD9 8JT**

Guide Price: £120,000



7 Wauchope Road is a delightful two bedroom semi-detached property located in the rarely available village of Bonchester Bridge which enjoys a semi rural yet accessible setting. Ideally suited to the first time buyer, family or investor, this property is brought to the market in move in condition while still allowing the purchaser to add their own stamp to their home.



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GROUND FLOOR
Entrance Hallways
Lounge
Kitchen
Bathroom
Vestibule

FIRST FLOOR
Landing
Master Bedroom
Bedroom Two

EXTERNAL
Substantial gardens to the front side and rear with off street, private parking by way of a garage and driveway.



Situation:

7 Wauchope Road occupies an idyllic setting within the small village of Bonchester Bridge, in the catchment areas for both Hawick and Jedburgh for all amenities. 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:

7 Wauchope Road is a delightful two bedroom semi-detached property located in the rarely available village of Bonchester Bridge which enjoys a semi rural yet accessible setting. Ideally suited to the first time buyer, family or investor, this property is brought to the market in move in condition while still allowing the purchaser to add their own stamp to their home. Internally consisting of an entrance hallway, lounge, kitchen, disability friendly bathroom and rear vestibule on the ground floor as well as two double bedrooms which both benefit from built-in storage on the first floor. Externally 7 Wauchope Road enjoys extensive gardens to the front, side and rear as well as private off street parking by way of a large driveway and garage. The external area is mostly laid to lawn and also benefits from outhouses which afford this home with some additional external storage. Viewings come highly recommended to fully appreciate this cottage-style family home.

Fixtures and Fittings:

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

Services:

Mains, electricity, water and drainage. Gas central heating.

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:

£120,000.00

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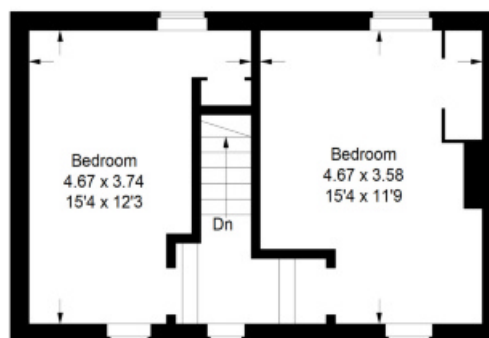


7 Wauchope Road

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 822922)

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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.