

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**5 Forest Road,
Bonchester Bridge,
Hawick,
TD9 8JS**

Fixed Price £260,000



Within a semi-rural and accessible location, 5 Forest Road is a delightful three bedroom detached bungalow within the sought after village of Bonchester Bridge. Presented to the market in an overall good condition, the property was built in approximately 1975 and extends to a spacious 111sqm. Ideally suited to a family, those in need of level accommodation or those looking for a property which has the versatility to include a working from home aspect.



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TD9 8JS

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Internal Accommodation

Entrance vestibule, hallway, living room/dining room, three bedrooms, breakfasting kitchen, shower room, separate WC with wash hand basin.

External Accommodation

Surrounding, enclosed gardens with mature shrubs and mainly comprising of soft landscaping. Private, off street parking by way of a driveway and single garage.



Situation:

The small village of Bonchester Bridge lies within a most idyllic location within an equal distance both Hawick and Jedburgh for all amenities and education facilities. 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:

Within a semi-rural and accessible location, 5 Forest Road is a delightful three bedroom detached bungalow within the sought after village of Bonchester Bridge. Presented to the market in an overall good condition, the property was built in approximately 1975 and extends to a spacious 111sqm. Benefitting from a newly installed oil tank, central heating system and the chimney having been re-built from roof level with a completely new lining added later, 5 Forest Road is ready for a new owner to really make it their own. Internally, the property sports triple aspect windows within the L-shaped, open plan lounge and dining room which allow an abundance of natural light to cascade in while retaining a private, tranquil outlook throughout. Externally, the property benefits from mature, well maintained surrounding gardens which mostly comprise of soft landscaping as well as ample off-street parking facilities by way of the driveway and single garage. Ideally suited to a family, those in need of level accommodation or those looking for a property which has the

versatility to include a working from home aspect.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Oil fired central heating with LPG gas supply to the hob.

EPC:

D

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:

£260,000.00

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5 Forest Road, Bonchester Bridge

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft

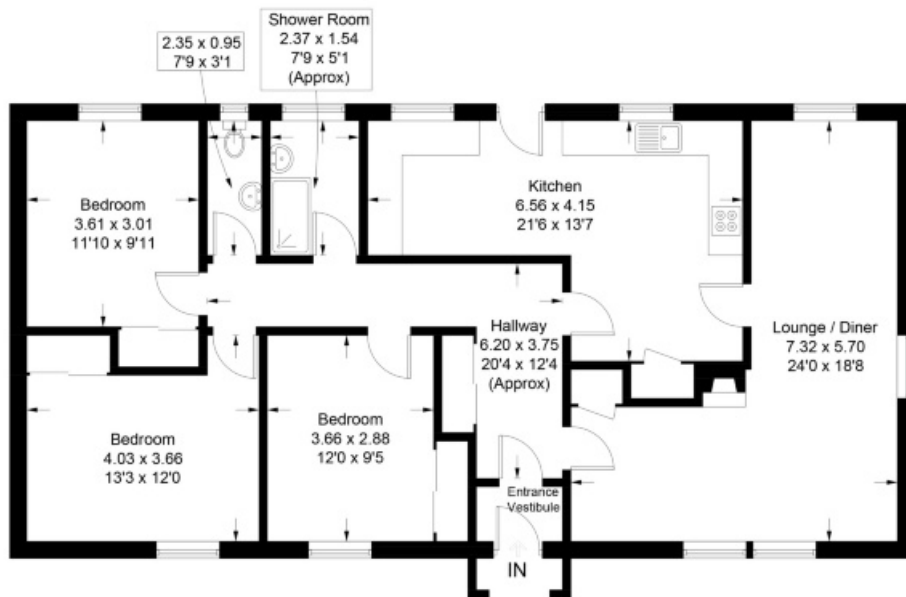


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D69808)

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Email: hawick@cullenkilshaw.com

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
Lanholm, Tel 013873 80482

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.