

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**Rose Cottage,
Howdenburn, Hawick,
TD9 8PH**

Offers Over £225,000



Brought to the market in an exclusive and established residential area of Hawick, Rose Cottage, Howdenburn is an attractive two bedroom detached bungalow with extensive and well-maintained garden grounds. Viewings come highly recommended on this unique and rarely available family home.



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TD9 8PH

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Internal Accommodation:

Entrance hallway, lounge, kitchen, sitting room/dining room, utility room, master bedroom, family bathroom with separate shower cubicle, bedroom two.

External Accommodation:

Private, enclosed, mature gardens surround the property with the additional benefit of a double detached double garage and driveway.



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:

Brought to the market in an exclusive and established residential area of Hawick, Rose Cottage, Howdenburn is an attractive two bedroom detached bungalow with extensive and well-maintained garden grounds. Accessed via a small bridge and decorated in neutral tones throughout the bungalow sports modern, quality fixtures and fittings and would be perfectly suited to those looking for their forever family home or those in need of level accommodation. The internal layout has been well thought out and benefits from an abundance of attractive features inclusive of its versatility as well as the potential to extend further, providing the appropriate planning consents are sought and granted. The external accommodation consists of wonderfully presented, surrounding gardens that are mostly laid to lawn while benefitting from seating areas, a well-proportioned garden house as well as an abundance of off-street parking by way of the driveway and double garage. Viewings come highly recommended on this unique and rarely available 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. Oil fired central heating.

EPC:

E

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:

£225,000.00

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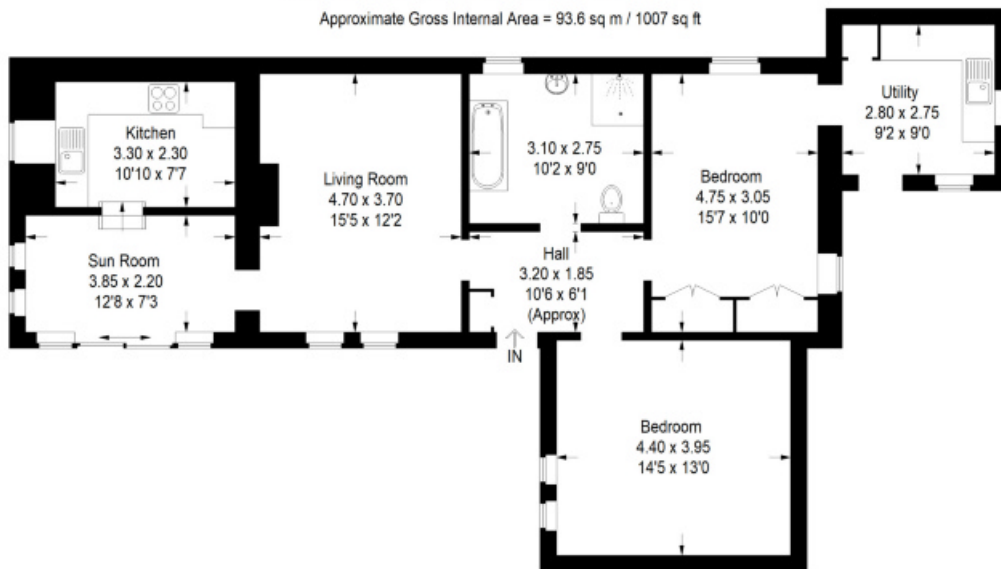
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Rose Cottage, Howdenburn, Hawick

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 871145)

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31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

Also At:
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Jedburgh, Tel 01835 863 202
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

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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.