

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 87 Rosebank Road, Hawick,

TD9 0DQ

**Offers Over £110,000**



Extending over a comfortable 77sqm, 87 Rosebank Road, Hawick is brought to the market in move-in condition and benefits from modern fixtures and fittings throughout. Viewings come highly recommended on this 1950 family home.





# 87 Rosebank Road, Hawick,

TD9 0DQ

**Offers Over £110,000**

## First Floor

Entrance hallway, lounge, kitchen, family shower room, bedroom one and bedroom two/office.

## Second Floor

Landing, master bedroom and en-suite shower room

## External

Private, enclosed garden grounds to the front and side. Mostly slabbed with seating areas as well as allotments. Parking available on street.





**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:**

Extending over a comfortable 77sqm, 87 Rosebank Road, Hawick is brought to the market in move-in condition and benefits from modern fixtures and fittings throughout. The three bedroom maisonette sports impressive accommodation with the upper floor comprising of a full master suite, inclusive of en-suite shower room and built in storage and an abundance of natural light cascading in the velux windows. On the first floor, the property is home to a well-presented lounge, kitchen and new shower room as well as two further bedrooms - the smaller of the two could be utilised as a home office or nursery. Externally, 87 Rosebank Road boasts wonderfully maintained, private, enclosed garden grounds which are mostly slabbed with designated seating areas as well as allotment style areas which would be perfect for those looking for self-sufficient living. Viewings come highly recommended on this 1950 family 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:**

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:**

£110,000.00

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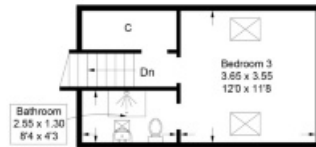
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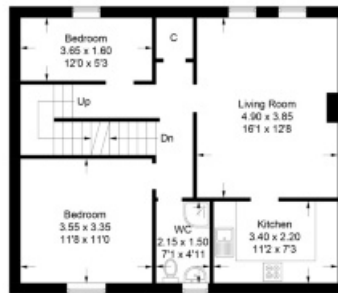


**87 Rosebank Road, Hawick**

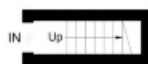
Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



**Second Floor**



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (12777777)

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Full members of:



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Hawick, TD9 9BU  
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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

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.