

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20 Fraser Avenue, Hawick

TD9 8DF

Offers Over £115,000



Built in approximately 1950 and extending to an impressive 101sqm, 20 Fraser Avenue, Hawick is a fantastic addition to the market. Boasting three double bedrooms, all with built in storage, the spacious semi-detached home enjoys a particularly private aspect and extensive garden grounds to the front, side and rear, which should particularly appeal to the first time buyer and/or family. Viewings come highly recommended in order to fully appreciate.



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Additional items available within the sale

- Kitchen: fridge, freezer, washing machine, table and chairs
- Bathroom: storage shelf unit
- Conservatory: 2 x chairs and stools
- All blinds and some curtains negotiable
- Summerhouse: fridge, heater and leather recliner chair with stool if wanted
- Outhouse/shed: charcoal BBQ (additional screws will be required to stabilise), electric mower, 2 x side/storage units and various pots of paints/tools/nuts/bolts etc
- Garden furniture: plastic green table and 4 x chairs



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:

Built in approximately 1950 and extending to an impressive 101sqm, 20 Fraser Avenue, Hawick is a fantastic addition to the market. Boasting three double bedrooms, all with built in storage, the spacious semi-detached home enjoys a particularly private aspect and extensive garden grounds to the front, side and rear, which should particularly appeal to the first time buyer and/or family. The internal accommodation comprises of a lounge, dining kitchen, family bathroom and conservatory on the ground floor with all sleeping accommodation and loft access on the first floor. Although a degree of modernising will be required, this welcoming family home is brought to the market in a neutral, move in condition which will allow a buyer to take immediate access while adding their own stamp over time – if they so wish. Externally, 20 Fraser Avenue not only enjoys the extensive garden grounds which are mainly laid to lawn, as well as stone chipped and patio areas, the property also sports a newly constructed, bespoke outhouse that is fully wired and double glazed. Viewings come highly recommended.

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:

£115,000.00

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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

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.