

Hawick

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Casalena

Commonside, Hawick, TD9 0LA



Engulfed in the most beautiful scenery, within a most sought after rural location, Casalena presents an exciting opportunity to those looking for a substantial family home on the outskirts of Hawick. Boasting the best of modern construction, the property was built in 2019 and extends to an impressive and well utilised 222sqm. Externally, the smallholding extends to an approximate 5 acres included garden and paddock grounds, ideally suiting those with a passion for equestrian pursuits.



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Ground Floor

Entrance Hall, Hallway, Living Room, Sitting Room/Library, Kitchen/Dining Room, Utility Room, WC.

First Floor

Landing, Principal Bedroom with En Suite Dressing Room and En Suite Shower Room (and with Balcony Off), Guest Bedroom with En Suite Dressing Room/Office and En Suite Rower Room, Two Guest Bedrooms with En Suite Dressing Areas and Shower Rooms and a Dressing Room accessed from first floor landing level.

External Accommodation

Private garden grounds are provided to the front, side and rear elevations with areas of paddock ground to the rear. We understand that the garden grounds and paddock grounds extend to approximately five acres in total or thereby. Additionally, there is a detached garage, sweeping driveway and a garden shed/workshop within the grounds.



Description

Engulfed in the most beautiful scenery, within a most sought after rural location, Casalena, Commonsides presents an exciting opportunity to those looking for a substantial family home on the outskirts of Hawick. Boasting the best of modern construction, the property was built in 2019 and extends to an impressive and well-utilised 222sq.m. With four double bedrooms, all benefitting from en-suite shower rooms with underfloor heating as well as walk-in wardrobes, multiple reception rooms and an incomparable wealth of natural light cascading throughout, Casalena is an exquisite addition to the sales market. Exuding modern architecture, with the welcoming feel of some rustic accents, Casalena would be ideal for the larger family or those looking to pull away from a busy city lifestyle and benefit from a truly turnkey investment.

Externally, the smallholding extends to an approximate 5 acres including garden and paddock grounds, ideally suiting those with a passion for equestrian pursuits. The garden grounds comprise of a mix of soft and hard landscaping with a lovely patio, fantastic for alfresco dining as well as a hot tub area. The sprawling driveway allows for an abundance of private, off-street parking while the property also boasts a brick and timber framed detached garage that is inkeeping with the style and overall aesthetic of Casalena. Viewings are considered essential to fully appreciate this phenomenal family home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. CCTV cameras provide secure coverage over all areas of the property.

Services

Water is from a borehole shared with the neighboring property with drainage also being private. An oil fired boiler located within the utility room serves the central heating system via radiators. Hot water is provided via the oil fired boiler or as a secondary option from the electric immersion heater. Double glazing throughout as well as excellent Wi-Fi speeds.

EPC C

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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Approximate Gross Internal Area
235.4 sq m / 2485 sq ft



Illustration for identification purposes only; measurements are approximate, not to scale.
Floorplansketch.com © 2022 (01668752)

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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.