

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Klipdrift,
Dovemount Place,
Hawick, TD9 8AZ**

£125,000



Tucked away from view, Klipdrift is a most idyllic family home, brought to the market in exceptional, turnkey condition. Located centrally, between Dovemount Place and Laing Terrace, and accessed via a gated driveway, Klipdrift offers a very hard found degree of privacy to the new buyer while residing within easy walking distance to all local amenities. Boasting modern fixtures and fittings throughout, the three-bedroom home would ideally suit the family, first time buyer or those looking to downsize. Viewings are considered essential.



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Location:

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:

Emanating the perfect balance of rustic and modern charm, Klipdrift currently comprises an entrance hallway, lounge with patio doors, a kitchen, dining room and spacious store on the ground elevation. Moving upward, the property boasts two generously proportioned double bedrooms, a recently renovated family bathroom and a further bedroom/study – ideal for those in need of a versatile space. Externally, the property enjoys a private courtyard to the front, currently laid with mono-block and providing an exceptionally easily maintainable garden and driveway – however, this area could be redeveloped to provide a green garden, should a buyer so wish.

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.

Home Report Value:

£125,000.00

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.

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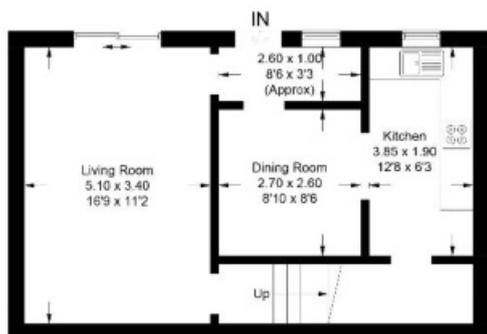
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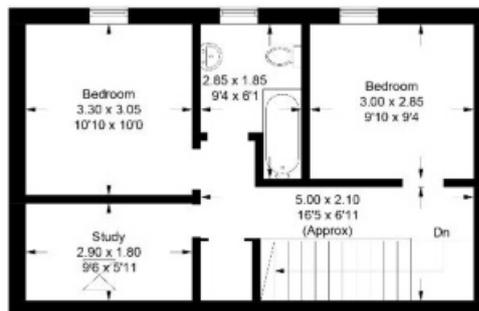


Klipdrift, Dovemount Place, Hawick, TD9 8AZ

Approximate Gross Internal Area = 84.0 sq m / 904 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com ? (ID1045950)

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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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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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.