

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Venville,

Hassendeanburn, Hawick, TD9
8RU

OIRO £450,000



Set in a most picturesque location, just a few miles outside of Hawick, Venville, Hassendeanburn enjoys breath-taking, unspoiled views over the surrounding countryside, ideally appealing to those seeking semi-rural living. Built approximately 120 years ago, the beautiful four-bedroom detached bungalow extends to an impressive 121sqm and enjoys an abundance of natural light, cascading in from the stunning multi-aspect windows, while boasting generous surrounding garden grounds in addition to a further 1.5 acre paddock. Viewings are considered essential to fully appreciate.



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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:

Decorated in neutral tones throughout, Venville offers versatile accommodation and would suit the family or those with a need from working from home capability. Although presented in move in condition, the bungalow offers the buyer the opportunity to add their own stamp on the home and internally comprises an entrance hallway, open plan living room dining room, kitchen, family shower room, four double bedrooms, a further WC and boiler room. Externally, the garden grounds are formed in a combination of soft and hard landscaping, with the added benefit of a detached double garage and sweeping driveway – offering an abundance of off-street parking facilities to the new owner.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains water and electricity, oil central heating, private drainage by way of septic tank.

EPC:

E

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:

£450,000.00

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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Venville

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1055220)

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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:

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
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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.