

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Wyndburgh Cottage,

Langburnshiels, Hawick, TD9 9TZ



Set in the tranquil Scottish Borders, just 9 miles from Hawick, Wyndburgh Cottage offers a peaceful rural retreat with stunning views of the surrounding countryside and rolling hills. This detached three to four-bedroom home is set amidst 1.5 acres of well-maintained gardens, offering the perfect blend of peaceful rural living and modern comforts, providing an ideal setting for family living.



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Langburnshiels, Hawick, TD9 9TZ



Description:

The property has been thoughtfully extended and modernized, with spacious accommodation spanning approximately 174 sqm. The ground floor comprises a spacious entrance hallway, lounge, sitting/dining room, study, kitchen/dining area, shower room with WC, and utility room. Upstairs, the master bedroom features a Jack and Jill en-suite bathroom, along with two further bedrooms.

With natural light pouring through multiple reception rooms, the property offers a bright and welcoming atmosphere, while retaining excellent renovation potential. Additionally, Wyndburgh Cottage features a range of outbuildings, including a detached garage with floored storage space above. There is fantastic potential here to create a self-contained granny flat or annex, making it an ideal option for multi-generational living or guest accommodation.

Whether you're looking for a family home or a peaceful rural retreat, Wyndburgh Cottage offers endless possibilities for the discerning buyer, with the perfect mix of modern living, expansive outdoor space, and room for personal touches and future projects. Equipped with a pellet boiler, mains electricity, private water, and drainage, viewings are considered essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity, private water and drainage. Klover Pellet Stove boiler system. There are 4Kw photovoltaic panels mounted on the south facing garage roof. These are understood to be connected to a feed-in tariff.

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:
£440,000.00

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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Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft

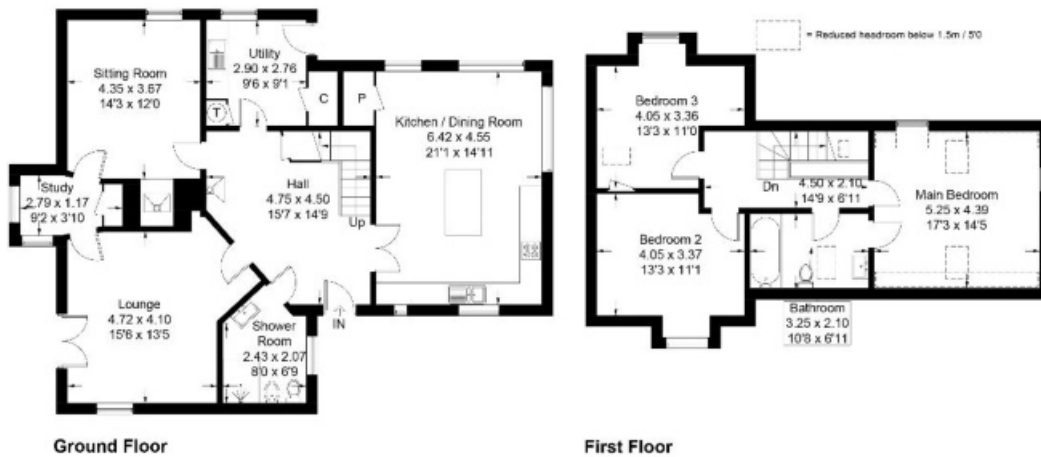


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1176033)

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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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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.