

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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38 Weensland Park,

Hawick, TD9 9RR



Set within a convenient and well-connected part of Hawick, 38 Weensland Park offers a fantastic opportunity to own a beautifully presented ground floor quarter villa. Extending to approximately 64 sqm, this well-proportioned home is neutrally decorated throughout, creating a bright and welcoming atmosphere that's ready to move into.



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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:

Neutrally decorated throughout and finished with modern fixtures and fittings, the accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a well-appointed kitchen, a family bathroom, and two generous double bedrooms. Each room is thoughtfully laid out to maximise space and natural light.

The property also boasts private front and rear gardens, both enclosed by timber fencing and featuring a mix of lawn and patio—ideal for outdoor relaxation or entertaining. Situated just a short distance from the town centre and with excellent travel links nearby, 38 Weensland Park offers semi-modern comfort with everyday convenience.

Fixtures and Fittings:

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

Services:

Mains gas supplied by new Vaillant boiler installed in April 2024, electricity, water and drainage.

EPC:

C

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:

£85,000.00

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
64.4 sq m / 693 sq ft

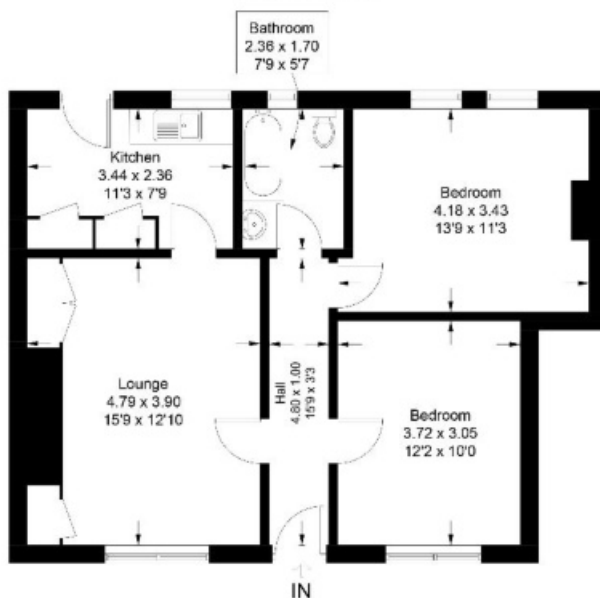


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1196765)

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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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Hawick, Tel 01450 3723 36
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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.