

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1 Longcroft Road

Hawick, TD9 0BT



Located in the popular "West End" of Hawick, 1 Longcroft Road is a well presented two bedroom upper quarter villa extending to an approximate 68m<sup>2</sup>. Benefitting from modern fixtures & fittings and a fully floored attic space, the property should appeal to the first time buyer, rental investor or those seeking a downsizing opportunity.





# 1 Longcroft Road

Hawick, TD9 0BT

EPC  
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Home Report Valuation  
£90,000





### Description

Internally, the property is accessed via the side of the building and the internal staircase leads to the hallway where all rooms can be accessed. The living room is generously proportioned, with the electric fireplace as the centerpiece of the room. Just off the living room is the kitchen, which consists of a mix of wall and base units in white with contrasting black laminate worktops - the four hob gas cooker and oven are integrated. Both bedrooms are generous doubles and have the benefit of built in storage cupboards within. The bathroom has been thoughtfully refurbished by the current proprietor who has removed an existing cupboard to make room for a walk-in shower, alongside the existing bath, WC and vanity unit. The property is presented in move-in condition whilst allowing opportunity for the purchaser to add their own unique stamp through time if desired.

Externally there are private garden grounds to the front and side of the property, which are mostly laid to lawn. Conveniently, the property also has ownership of an under-stair storage cupboard, which benefits from electricity.

### Services

Mains gas, electricity, water and drainage.

### Fixtures & Fittings

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

### Location

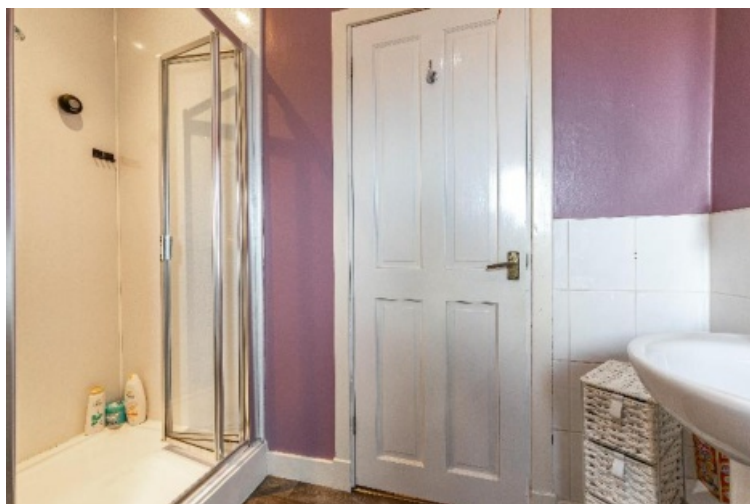
The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the 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.

### Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336. 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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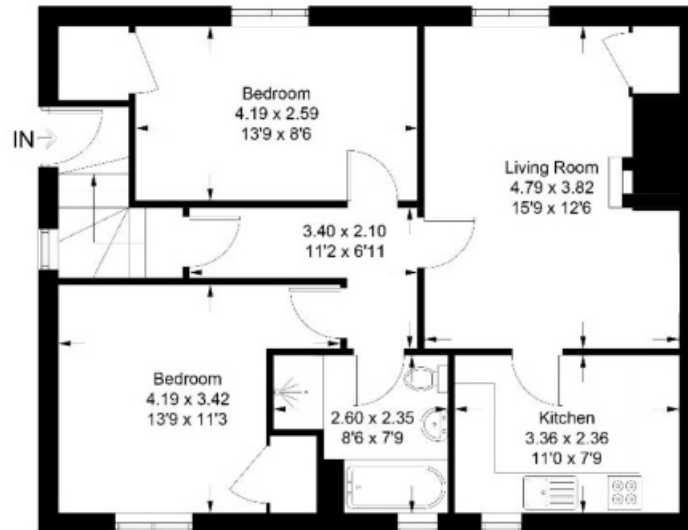
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### 1 Longcroft Road

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft



### First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1215114)

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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.