

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Hyndlee Cottage

Bonchester Bridge, TD9 9TB



Hyndlee Cottage is a well presented three bedroom semi-detached bungalow in a truly idyllic setting near to the village of Bonchester Bridge. The dwelling is graced with a particularly private aspect and enjoys breathtaking unspoiled views of the surrounding Borders countryside. Easy access is available to nearby walking and forestry trails, making it the perfect choice for those who enjoy being outdoors or those seeking a slower pace of life.





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## Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

## 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.





### Description

Internally, the property is entered via a timber door which provides access to the entrance hallway with the main living room being to the front of the home - a well proportioned room which has the benefit of a multi-fuel stove and a considerable storage cupboard within. The kitchen is positioned just off the living room and has recently been upgraded, with a mix of wall and base units in cream effect - direct access is available to the garden. The master bedroom is at the front of the property and is substantial in size, with built in wardrobes and cabinetry providing a good degree of storage space. The second and third bedrooms are both doubles, and each benefit from built in storage. The family bathroom has a shower over bath, WC and wash hand basin. Hyndlee Cottage is graced with an abundance of natural light which provides a real sense of space and tranquility throughout this delightful and well maintained family home.

There is a cellar area which is accessed externally and the property also has the benefit of a single garage and wood/coal store. The back garden is of particular note, with remarkable unspoiled views over towards Hyndlee and Wauchope Forest. To the front there is ample off-street parking for multiple vehicles.

### Services

Mains electricity, private water and drainage. Multi-fuel heating system

### Fixtures and 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.

### Home Report Valuation

£235,000

### EPC

E

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### Hyndlee Cottage

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft

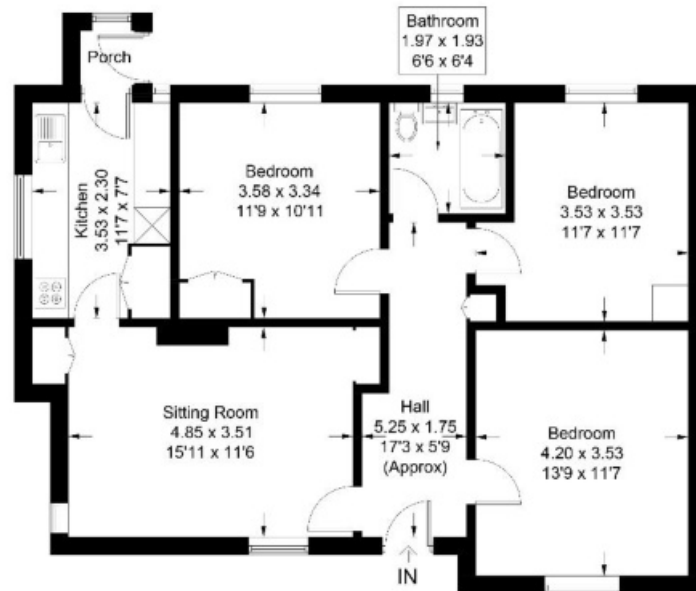


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214600)

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31/35 High Street,  
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:

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Jedburgh,	Tel 01835 863 202
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.