

**Hawick**  
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**10 Harden Place**

Hawick, TD9 7BY



# 10 Harden Place

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Located in the popular Silverbuthall area of Hawick, 10 Harden Place is a very well presented three bedroom semi-detached home which is in turn-key condition. Conveniently positioned on a bus route and within the catchment areas for both Wilton & Stirches primary schools, the property should be of particular interest to first time buyers and families alike. Viewing is essential in order to fully appreciate this beautifully presented home.

## Accommodation Comprises:

- Three bedrooms
- Recently rewired
- New gas boiler
- Dining kitchen
- Wealth of internal storage facilities
- Move-in ready
- Popular residential area







## 10 Harden Place

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft  
Storage = 1.9 sq m / 20 sq ft  
Total = 93.3 sq m / 1004 sq ft

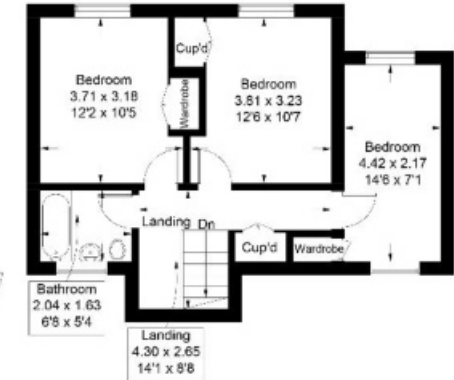
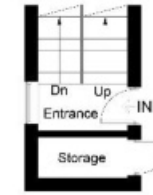


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtate.co © (101217420)

## 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

Accessed via Branhholme Road, the front door opens up to the split level and the staircase down leads to the well appointed kitchen / diner on the left - fitted with a mix of wall and base units and integrated appliances including the fridge freezer, oven and four hob gas cooker with extractor hood above. There is a large cupboard at the dining area which is home to the recently installed Glowworm boiler, still under guarantee. The living room can be accessed from either the dining area or main hallway and is decorated in neutral tones,

with laminate flooring - a UPVC door provides direct access to the garden. Moving upstairs, the property has the benefit of three bedrooms, two of which are generous doubles whilst the third bedroom is a comfortable single which could be utilised equally well as a bedroom or as a home office or similar. The family bathroom is home to a shower over bath, WC and wash hand basin with vanity unit. The property has been thoughtfully upgraded by the current proprietors having also been recently re-wired and now represents a truly move-in ready investment for the purchaser.

Externally, the rear garden has been well landscaped with low maintenance in mind, currently covered by stone chippings and bordered by a recently installed timber fence. there is also an external storage cupboard to the front of the property.

## Services

Mains gas, electricity, water and drainage.

## Fixtures & Fittings

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

## 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.

## Home Report Valuation

£125,000

## EPC

D



Interested in this property?  
**Hawick**  
**Call 01450 372336**

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Hawick, TD9 9BU  
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Opening Hours:  
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