

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**31 Weensland Park**

Hawick, TD9 9RR



# 31 Weensland Park

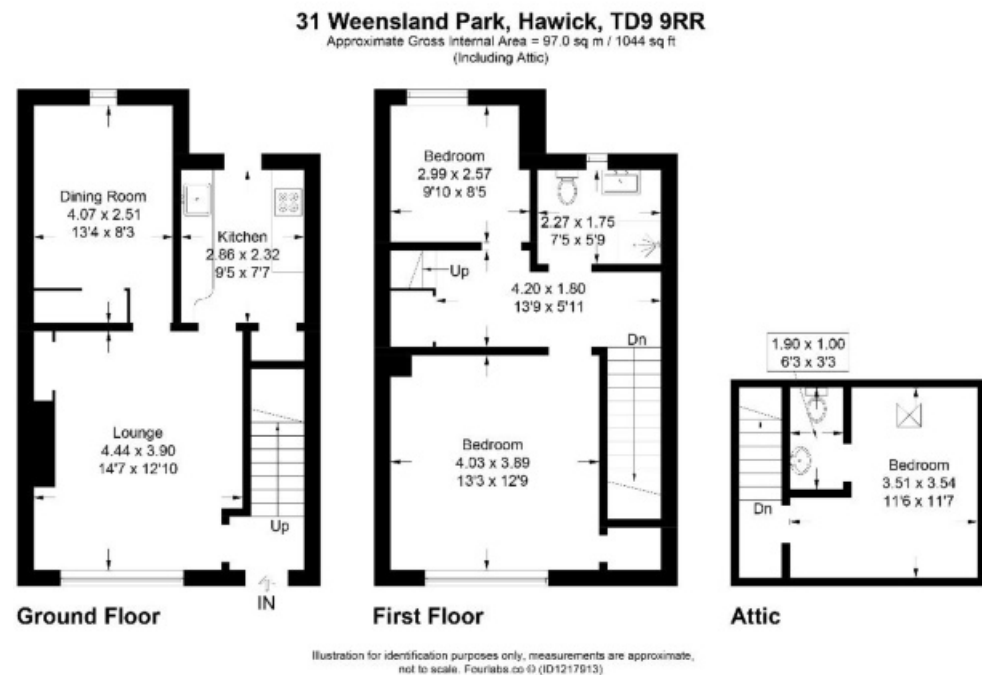
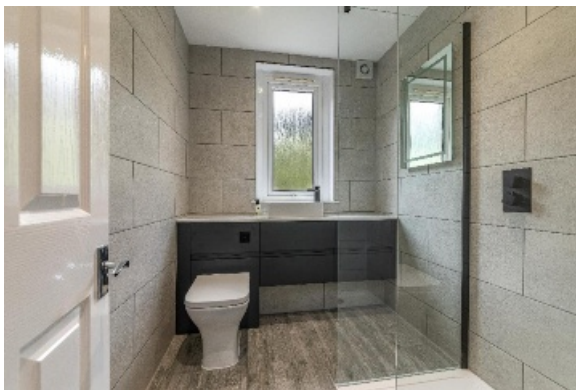
Hawick, TD9 9RR

31 Weensland Park is a an impressive terraced home in a popular residential area of Hawick. The property has recently undergone a full renovation and is now presented to the market in immaculate condition - extending to an impressive 97m2 with accommodation set over three floors including three bedrooms and two reception rooms. Early viewing is considered essential in order to fully appreciate this wonderful family home.

## Accommodation Comprises:

- Recently refurbished family home
- Three bedrooms
- Two reception rooms
- Two WC's
- Well landscaped front & rear gardens
- Parking available on-street





## 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

Internally, the front door opens to the entrance hallway and the living room is positioned to the front of the home - a bright and spacious room which benefits from the striking media wall as the focal point, the kitchen is positioned just off the living room and is fitted with a mix of wall and base units in a high gloss grey effect, with access available directly to the garden from here. The dining room is also positioned just off the living room, and this room is of particular note with wall paneling as a feature along with the patterned wallpaper. The

first floor of the property is home to the spacious master bedroom, second bedroom and the family bathroom with walk-in shower, WC, wash hand basin and vanity unit. The third bedroom and en-suite WC are positioned on the second floor. The property is decorated in neutral tones and has the benefit of modern fixtures and fittings throughout.

## Services

Mains gas, electricity, water and drainage.

## Fixtures & Fittings

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

## Home Report Valuation

£150,000

## EPC

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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.



Interested in this property?

**Hawick**

**Call 01450 372336**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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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.