

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Towerburn
Denholm, TD9 8TB

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Located in the particularly sought after and rarely available setting of Towerburn, a short drive from Denholm, we are delighted to present this timeless three bedroom apartment positioned on the first floor of a grade B listed former Edwardian mansion. The property is adorned with many original features including the deep skirtings, ornate cornicings, working shutters and sash and case windows, all of which add to the character of this particularly elegant period home.

Accommodation Comprises:

- Grade B listed former Edwardian mansion house
- Set within 8 acres of beautifully manicured garden grounds
- Timeless elegance throughout
- Working fireplace
- Three double bedrooms
- Separate laundry/utility room
- Plentiful residents & visitors parking available
- Residents association





7 Towerburn

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft

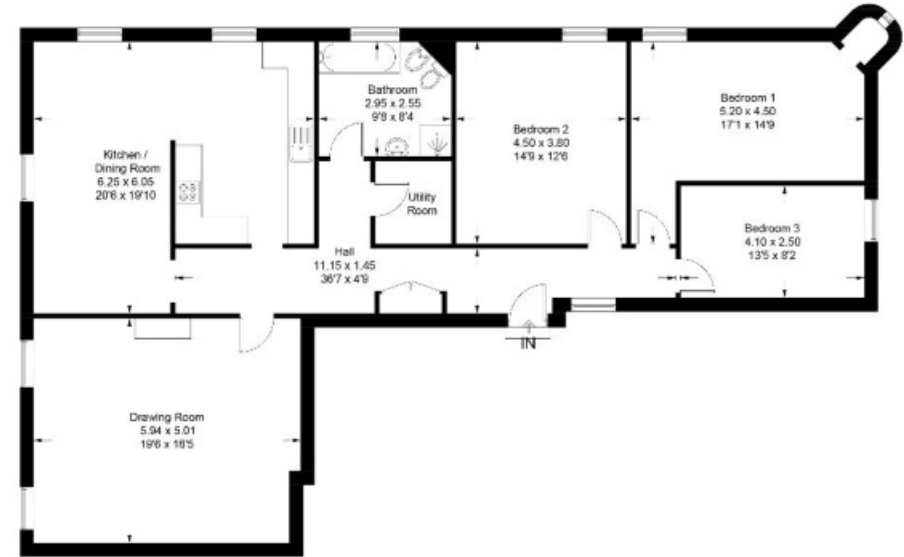


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co © (101216968)

Location

Towerburn is located a short two miles from the peaceful conservation village of Denholm in the Scottish Borders, surrounded by open countryside, woodland and the rolling Borders hills. Denholm village offers a range of amenities with some shops, a couple of public houses serving food, Italian restaurant, coffee shop, butchers, hairdressers, garage, and a primary school, with secondary schools available in nearby Hawick or Jedburgh. Minto Golf Course is nearby and the village has a vibrant community, hosting local events such as the annual Hand Ba', Spring Fair, Hizzy Memorial Run, and the popular Denholm Folk Festival.

Description

The front door opens up to the welcoming entrance hallway from which all rooms can be accessed. The main living room is generously proportioned with fantastic views overlooking the garden grounds to the rear, this room has the benefit of the open fire which adds a layer of warmth to an already charming space. The kitchen has a mix of wall and base units in cream with contrasting stone worktops in black with amtico flooring - integrated appliances include the fridge freezer, oven and four hob electric cooker with overhead extractor. Conveniently adjoining the kitchen is the dining room, which

is a fantastic hosting space and a particularly bright area, with an abundance of natural light cascading in through the dual sash and case windows. The master bedroom is substantial in size & decorated in neutral tones, with the useful extra of a dressing room smartly tucked away in to the turret window. Bedrooms two and three are both doubles in their own right, with the third being a versatile space which would potentially lend itself as an office/library, depending on a purchasers requirements. The family bathroom is decorated with blue retro tiles and painted surfaces, whilst benefitting from a walk-in shower, clawfoot bath, WC, bidet, and wash hand basin - there is a laundry/utility room positioned just off the bathroom.

Externally, 7 Towerburn is set within 8 acres of communal garden grounds which comprise a mix of lawn, seating areas and woodland, providing a picture perfect space for outdoor relaxation away from the hustle and bustle. The property also has the benefit of a private storage cupboard and there is plentiful parking available to the front.

Services

Oil central heating, mains electricity & water, drainage to septic tank.

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

£260,000

EPC

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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

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