

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Yarrow Terrace

Hawick, TD9 9LL



Located in the popular "Terraces" area of Hawick, 22 Yarrow Terrace is a conveniently positioned ground floor property within easy reach of the town centre and all local amenities. Extending to an approximate 61m², the property benefits from modern fixtures and fittings and is decorated in neutral tones throughout. Early viewing is recommended.



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Hawick, TD9 9LL



Description

Internally, the property is presented to the market in move-in condition and consists of the spacious entrance hallway, living room, kitchen with a mix of wall and base units in oak effect - access to the garden is available directly from the here, very spacious double bedroom with built in storage facilities, second bedroom and the contemporary wet room with walk in shower, WC, wash hand basin & vanity unit. Also of note is the spacious hallway cupboard which is currently utilised as a study.

Externally, the property has a timber summerhouse which benefits from electricity and is currently set up as a dining room, although this space could be used for a variety of purposes. There is a mono-blocked area to the front and side of the property which offers a fantastic space for outdoor entertainment, with the front garden being home to an array of mature perennial plants and shrubs. Additionally, there is the added convenience of off-street parking 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.

EPC

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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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Approximate Gross Internal Area = 64.6 sq m / 695 sq ft
Store = 0.6 sq m / 6 sq ft
Total = 65.2 sq m / 701 sq ft

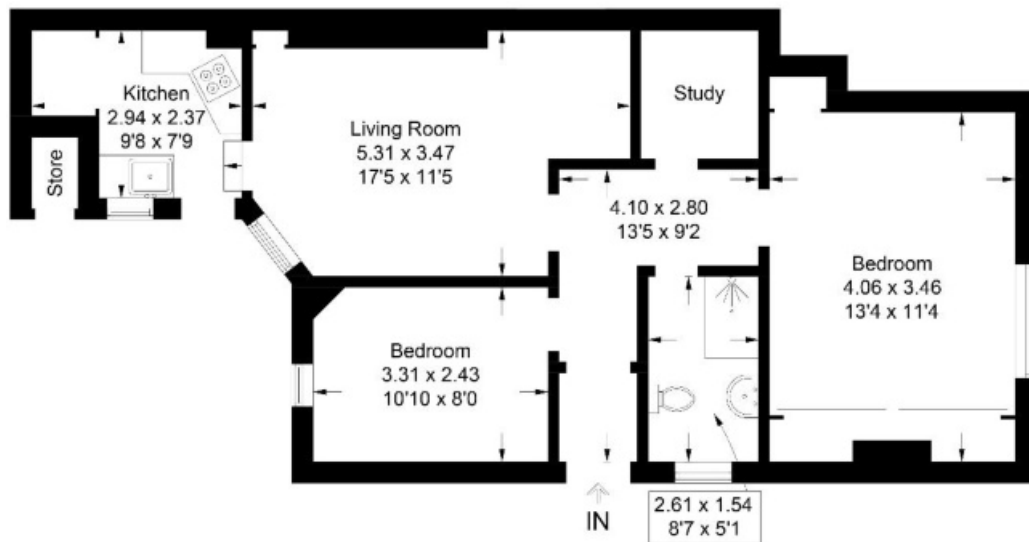


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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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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.