



**3-1 Loan
Hawick, TD9 0AU**



Tucked away in the highly sought-after West End of Hawick, 3 Loan is a beautifully presented three-bedroom maisonette that blends historic charm with thoughtful modern updates. Originally built around 1820, the property has recently undergone a stylish redecoration in an elegant Art Nouveau theme, tastefully designed to highlight its original period features, including stunning murals that bring a unique character to the space.

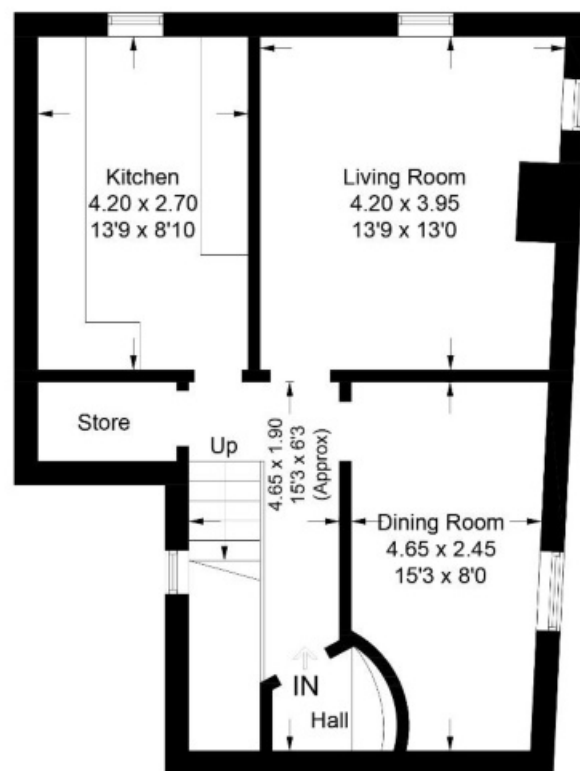
Extending to approximately 95m², the accommodation is spread across two floors. On the first floor, you'll find an impressive entrance hallway, a spacious and light-filled lounge, a separate dining room perfect for entertaining, and a brand new, modern kitchen fitted to a high standard. The second floor offers three well-proportioned double bedrooms and a family bathroom, all accessed via a bright landing space. The master bedroom and lounge enjoy large double-aspect windows, flooding the rooms with natural light and enhancing the already generous proportions whilst affording the property with stunning views over the historic town and the surrounding countryside.

A standout feature of the property is the fully floored attic, offering excellent additional storage or potential for further use, subject to the necessary consents. Externally, the property enjoys a private garden area to the rear, enclosed by a traditional stone wall—an ideal spot for relaxing or dining outdoors. An outdoor tap adds convenience for gardening or pet owners whilst the utility area, located within ground floor passageway, provides additional practicality.

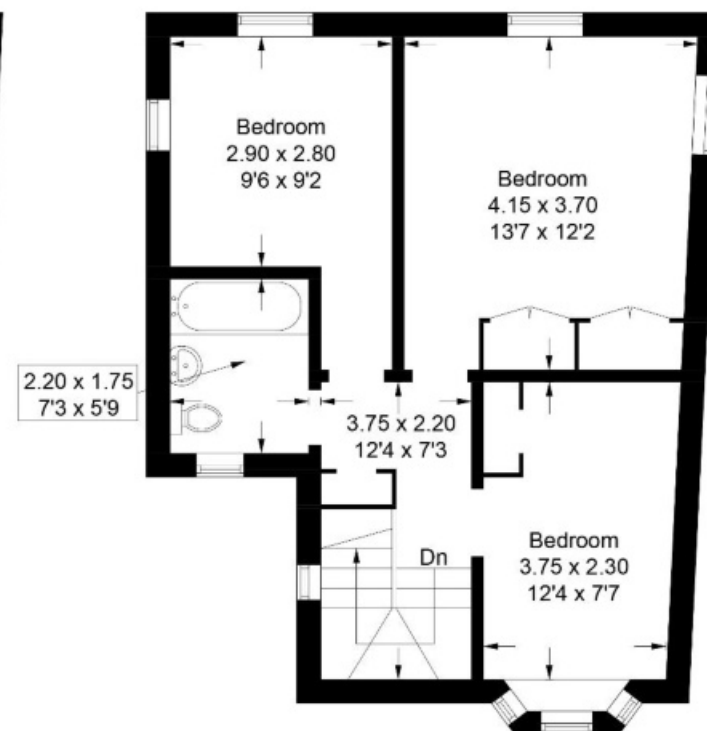
Ideally located just a short walk from Drumlanrig St Cuthbert's Primary School and Hawick High School, this home would suit a wide range of buyers, including families, couples, first-time buyers, or those looking to downsize while staying close to the town centre.

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Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234918)

Situation

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.

Fixtures and Fittings

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

Services

Mains gas, electricity, water and drainage.

Home Report Value | EPC

£135,000.00 | EPC: D

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

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:



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.