

**Hawick**  
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**21 Buccleuch Street,  
Hawick, TD9 0HH**







Tucked just a short stroll from schools, the town centre, and all of Hawick's amenities, 21 Buccleuch Street is a beautifully proportioned five-bedroom townhouse, full of charm, character, and endless potential. Spanning four levels and offering a generous 254 sq m of space (including attic and cellar), this is a home with stories to tell — and room for many more to be made.

Inside, you'll find a wealth of period features waiting to be brought back to life, from high ceilings and elegant cornicing to large windows that flood the rooms with natural light. The layout is both spacious and versatile, with two lovely reception rooms perfect for cosy evenings or entertaining guests, and a dining kitchen that's ready to be transformed into the heart of the home.

Upstairs, the bedroom accommodation is arranged across the first and attic floors, offering plenty of space for family life, guests, or perhaps a home office or two. A family bathroom and separate WC provide convenience, while abundant storage throughout the house makes daily life all the easier.

Though the property would benefit from some modernisation, it holds all the ingredients of a truly stunning family home — just waiting for the right buyer to add their own touch.

Step outside and you'll discover a private rear garden, enclosed by timber fencing to create a safe and sunny retreat for children, pets, or a spot of gardening. There's even a charming old washhouse — ideal as a quirky garden store, utility space, or perhaps a hidden-away hobby room.

With its generous proportions, enchanting features, and central location, 21 Buccleuch Street is a rare gem — a home to restore, love, and grow into for years to come.

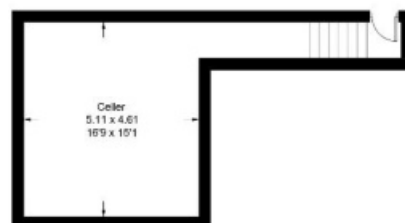
## 21 Buccleuch Street, Hawick, TD9 0HH

Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft

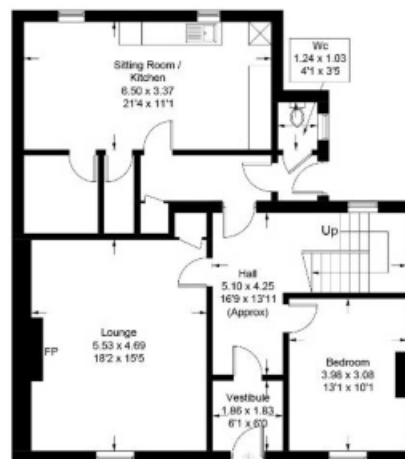
Cellar = 28.6 sq m / 308 sq ft

Attic = 64.3 sq m / 692 sq ft

Total = 250.3 sq m / 2694 sq ft



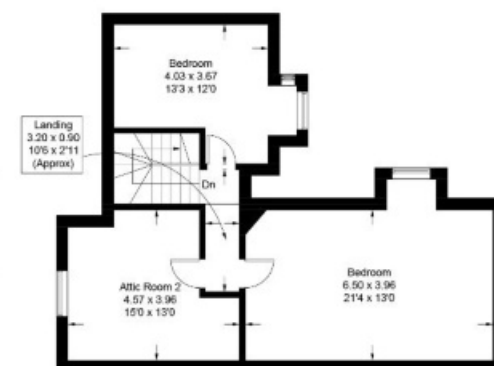
Cellar



Ground Floor



First Floor



Attic

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242213)

### 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

£190,000 | 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**

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Hawick, TD9 9BU  
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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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Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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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.