

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Burnhead Road,

Hawick, TD9 8HB



Set within a well-established and popular residential area, 19 Burnhead Road is a spacious three-bedroom home bursting with potential. Offering well-proportioned accommodation and a solid layout, it's an ideal opportunity for buyers looking to put their own stamp on a property. Whether you're a first-time buyer, a growing family, or an investor seeking a project with promise, 19 Burnhead Road is ready to be brought back to life — and to become something truly special.



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Description:

While the property would benefit from some modernisation, it offers an excellent foundation for a rewarding renovation project. A new central heating system and bathroom will be required, and although the kitchen is currently functional, upgrades in this areas would come down to personal taste and preference rather than necessity.

There is also a small area of damp under the stairs, thought to result from water escaping behind buckled bathroom tiles — something that could be easily resolved as part of ongoing improvements.

That said, this is a property with great bones, and one that could be transformed into a stylish and comfortable forever home. With generous room sizes, a traditional layout, and plenty of natural light, the potential here is clear.

The location only adds to the appeal — close to local schools, public transport links, and just a short stroll from the newly installed playpark at Sleepy Valley, making it ideal for families. Externally, the home enjoys enclosed front and rear gardens, both of which are a good size and designed for low maintenance. There's also ample on-street parking available.

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.

EPC:

D (59)

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home Report Value:

£100,000.00

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.

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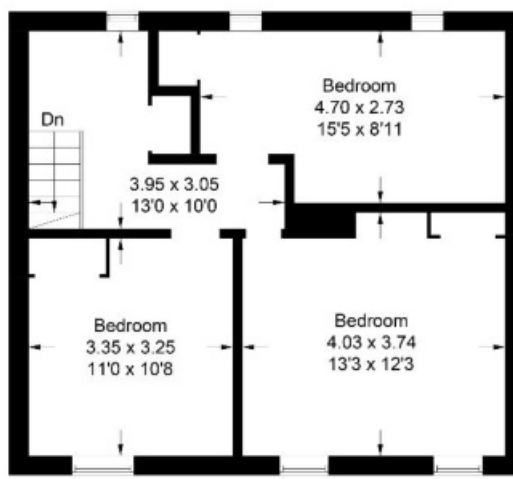


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Approximate Gross Internal Area = 91.9 sq m / 989 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1245929)

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

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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.