

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Ebony Cottage,
9 Minto Place, Hawick, TD9 9JL**



Situated in the highly sought-after Terraces area of Hawick, Ebony Cottage is a charming and characterful detached two-bedroom home, beautifully presented in move-in condition. Styled with a bold, quirky flair that nods to retro design, the property offers a unique and inviting atmosphere throughout.

The ground floor features a welcoming entrance hallway, a bright lounge with a bay window, a spacious dining kitchen, and a well-appointed bathroom. Upstairs, there are two generous double bedrooms, a sleek modern shower room, and exceptional storage options.

Externally, Ebony Cottage enjoys enclosed surrounding gardens, perfect for relaxing or entertaining. Two original stone-built outhouses offer versatile space, with one currently utilised as a utility room. Additional storage includes a crawl-space cellar accessed from the garden and a terraced garage located adjacent to the home.

This is an ideal opportunity for those seeking to move into a prestigious area, downsize in style, or secure their forever home. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Ebony Cottage

Approximate Gross Internal Area = 78.89 sq m / 849 sq ft

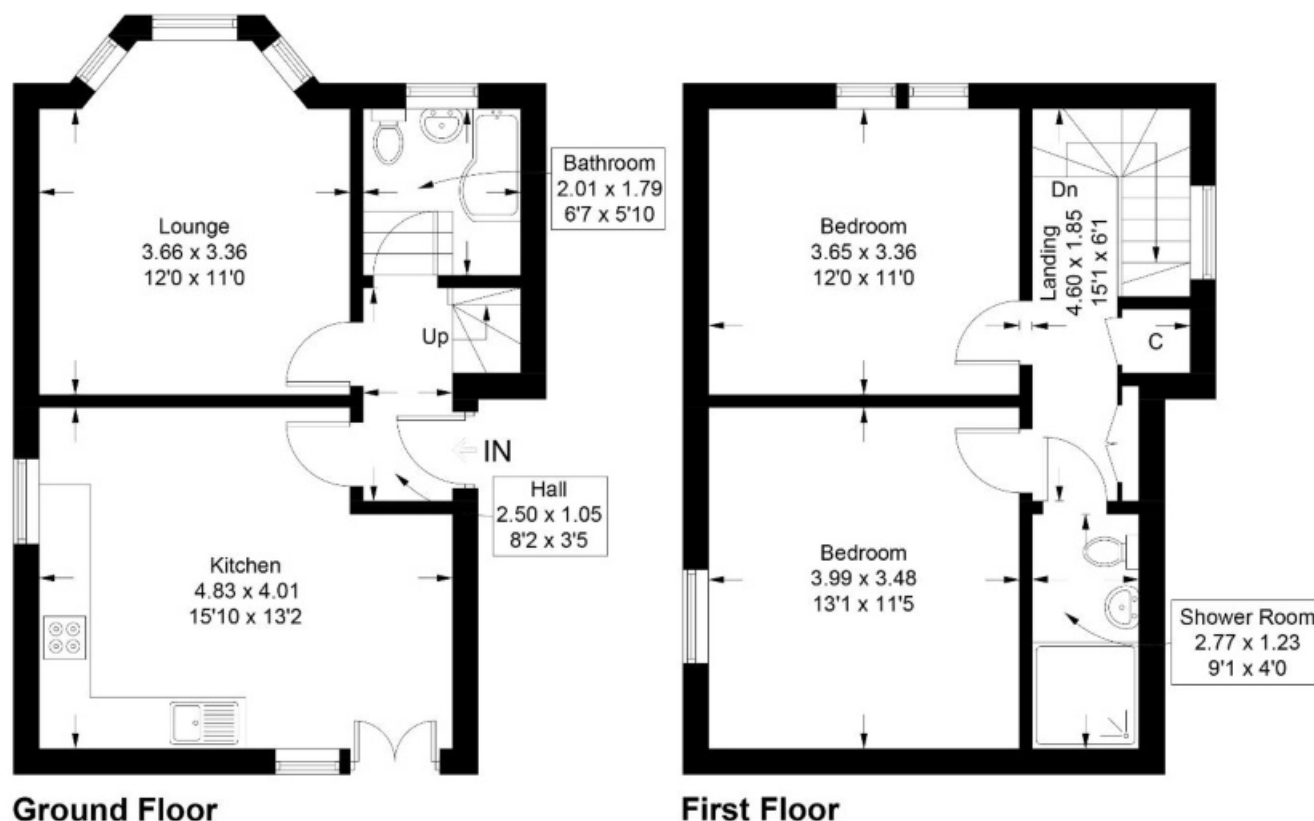


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251807)

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 (with the exception of the sitting room light fitting).

Services

Mains gas, electricity, water and drainage.

Home Report Value | EPC

£220,000 | EPC: E

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
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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
Tranent,	Tel 01875 611211



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.