

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**1 Melgund Place
Hawick, TD9 9HY**



1 Melgund Place is an immaculately presented three bedroom ground floor dwelling which has undergone comprehensive refurbishment in recent times to provide the current level of accommodation. The property is positioned just off the town centre making it perfect for those seeking accessible, ground floor accommodation close to all local amenities. Viewings are considered essential to fully appreciate this truly turn-key home.

The property has the benefit of a front and side door and internally consists of the well appointed kitchen with a mix of wall & base units in cream, Lamona appliances, solid oak countertops which are complimented by the striking Belfast sink. Just off the kitchen is the living room, which is a warm and inviting space - the focal point being the electric fireplace with Isle of Skye stone surround and oak mantle. The dining area is also positioned just off the kitchen, from this area the wet room can be accessed and comprises the walk-in thermostatic shower, WC, wash hand basin with vanity and airing cupboard. The property is home to three double bedrooms, two of which have custom made built in-storage facilities, with the master having the benefit of an en-suite shower room and direct access to the rear courtyard via the glazed patio doors. The shared courtyard has an area of decking, a small drying area and a mutually owned outbuilding with power and light.

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.

Fixtures and Fittings

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

1 Melgund Place

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft

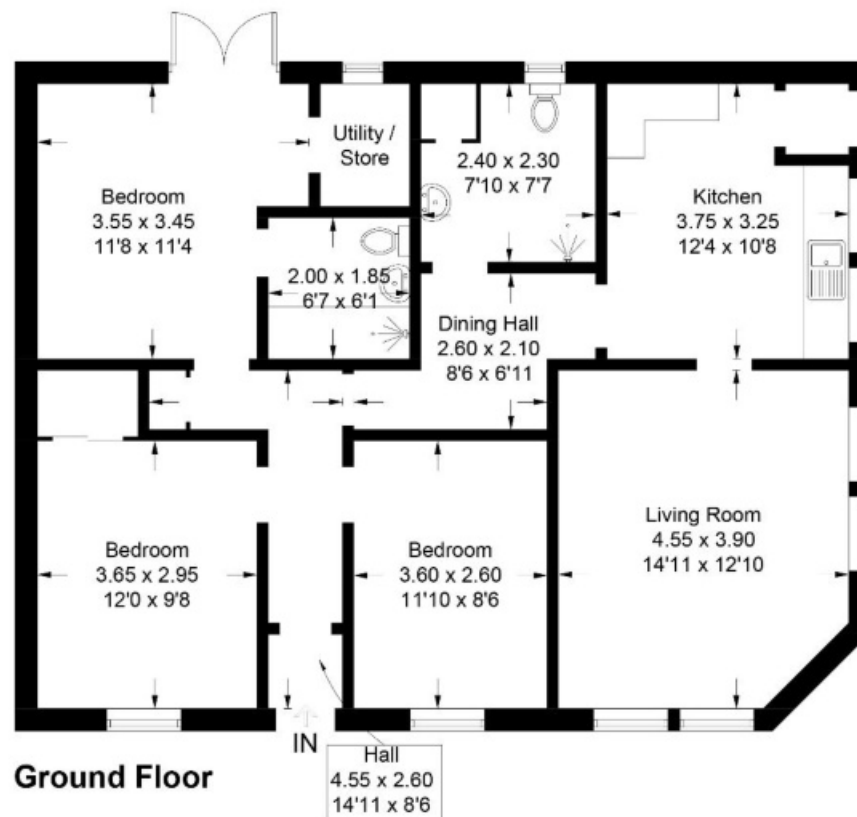


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251501)

Services

Mains gas, electricity, water and drainage.

EPC | Home Report Valuation

C | £135,000

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

Also At:

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Jedburgh,	Tel 01835 863 202
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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.