

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Sunnybrae
17 Langlands Road, Hawick

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Sunnybrae, 17 Langlands Road is a three bedroom semi-detached home in a sought after and rarely available residential setting. Presented to the market in good decorative order throughout and in an elevated position with stunning views overlooking the town, viewing is essential to fully appreciate all that this truly wonderful family home has to offer.

Accommodation Comprises:

- Three bedrooms
- Two reception rooms
- Well appointed kitchen
- Modern bathroom
- Utility room
- New double glazed windows
- Elevated position
- Well maintained front, side & rear gardens





Sunnybrae, 17 Langlands Road

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co.uk (1255234)

Description

Internally, the ground floor comprises of the well appointed kitchen and adjoining sitting / dining room, as well as the main living room with stunning bay window and gas fireplace as the focal point. The modern bathroom is positioned on the split level, consisting of the shower over bath, WC, wash hand basin and vanity unit - there is also a generous airing cupboard located at the top of the stairs. The three bedrooms can be found on the first floor, two of which are very generous doubles - one with bespoke built in storage facilities. The third bedroom is slightly smaller in size, and would also lend itself perfectly as a home office or similar. Also of particular note, is the utility room which is accessed externally and houses the washing machine, dryer & combi-boiler.

Externally, the property has the benefit of very well maintained, front, side and rear garden grounds which have been landscaped with low maintenance in mind. To the front, there is an area of lawn, and the rear the garden is tiered with a small area of lawn and patio which is bound by a recently installed timber fence. There is also a shed which provides good external storage space

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 & 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 Valuation

£195,000

EPC

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Viewings & Offers

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

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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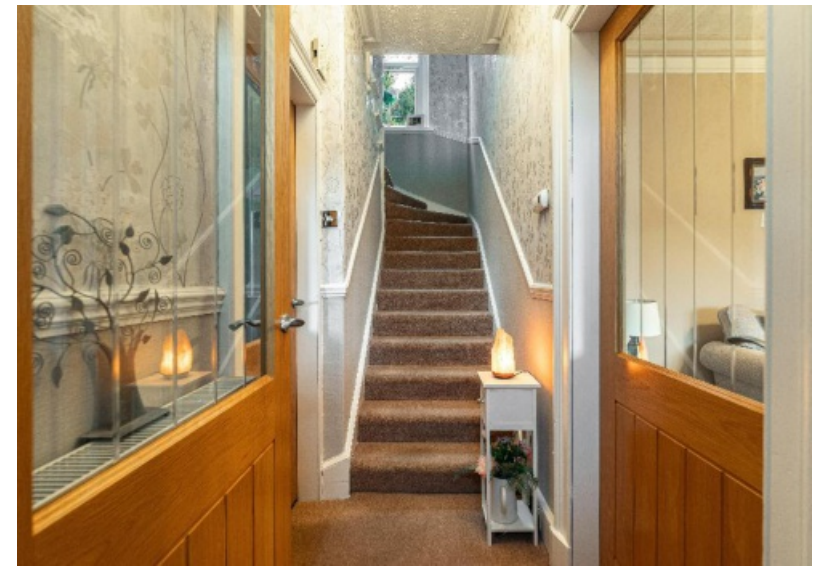
Opening Hours:

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
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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.