

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Former Trinity Manse,
Howdenburn, Hawick, TD9 8PH**



Former Trinity Manse is a spacious four-bedroom detached bungalow, ideally located in the sought-after area of Howdenburn, Hawick. This well-proportioned home is perfect for families or those needing extra space for home working, with excellent transport links and local amenities nearby.

The home offers a welcoming and well-thought-out layout, with an inviting entrance hallway leading to a spacious lounge and a second generously sized reception room, perfect for flexible living. The heart of the home is a contemporary dining kitchen, with a convenient utility room tucked nearby. The master bedroom enjoys a peaceful position toward the rear of the home, complete with a walk-in wardrobe and en-suite bathroom. Two additional double bedrooms, a versatile single bedroom, and a family bathroom with a separate shower cubicle provide ample space for family living or guests.

Outside, Former Trinity Manse is surrounded by private garden grounds, predominantly laid to lawn with a charming patio area – perfect for alfresco dining or simply enjoying the outdoors. Enclosed by stone walls and fencing, the gardens offer both privacy and space for family activities or leisurely relaxation. A private driveway provides convenient off-street parking.

With its versatile layout and excellent outdoor space, Former Trinity Manse is an ideal family home. Viewings are highly recommended.

Trinity Manse, Howdenburn, Hawick, TD9 8PH

Approximate Gross Internal Area
171.99 sq m / 1851 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260650)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£285,000 | EPC: E

Services

Mains electricity, water and drainage.

Fixtures and Fittings

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

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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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.