

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**8 Bailleul Grove,  
Hawick, TD9 9PP**







Located in a highly desirable residential cul-de-sac, 8 Bailleul Grove is a beautifully renovated four-bedroom semi-detached house, offering a perfect blend of modern living in a peaceful and private setting. With easy access to surrounding walking routes and breathtaking, unspoiled countryside, this home is ideally positioned for those seeking both tranquillity and convenience.

Internally, the property has been thoughtfully upgraded to create a turnkey home, ready to move into. The ground floor comprises a welcoming entrance hallway, a spacious lounge, a contemporary dining kitchen, a utility room, and an integral garage.

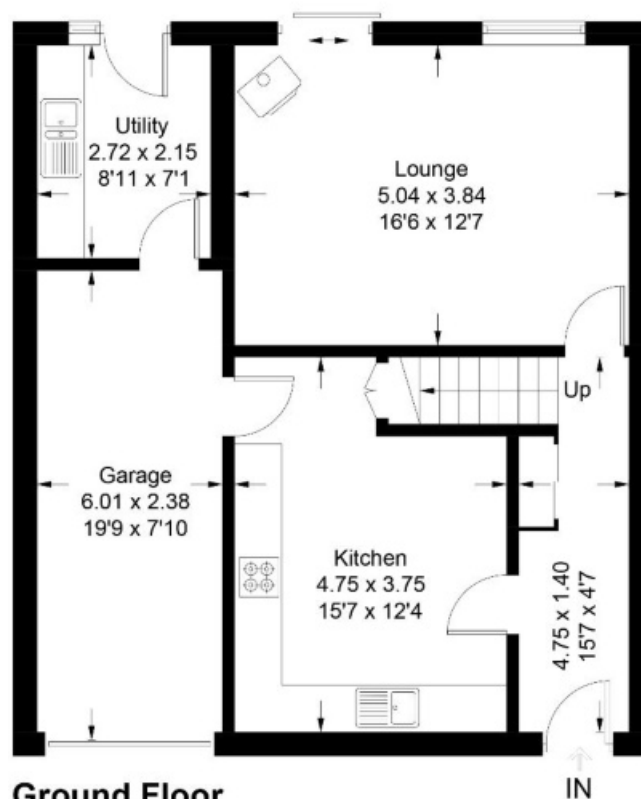
On the upper level, you'll find four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A stylish family bathroom completes the upper floor.

Externally, the property boasts stunning rear gardens, featuring a blend of patio and lawn areas, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The gardens also offer beautiful views of the countryside, adding to the appeal of this exceptional home.

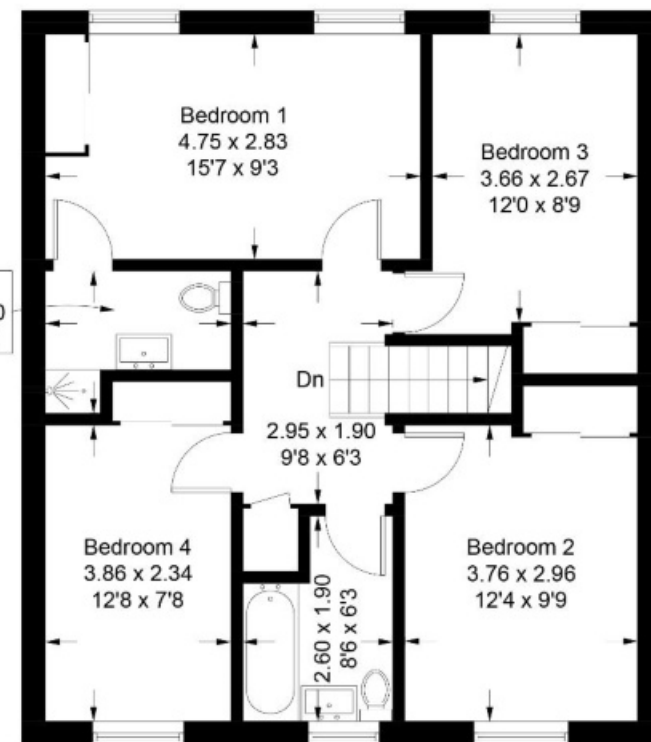
Whether you're a family looking for a comfortable and spacious home or someone in need of a work-from-home space, 8 Bailleul Grove offers a wonderful living environment from top to bottom

## 8 Bailleul Grove, Hawick, TD9 9PP

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft  
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265821)

### 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

£245,000 | EPC: C

### Services

Mains gas, 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**

31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
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
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Melrose,	Tel 01896 822 796
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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.