

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Hugh McLeod Place

Hawick, TD9 7QJ



6 Hugh McLeod Place is a beautifully presented two bedroom end of terrace home adorned with modern fixtures and fittings throughout. Located in the incredibly popular and rarely available Stirches area of town, the property is offered for sale in move-in condition and should be of particular interest to the first time buyer or those seeking a downsizing opportunity. Early viewing is considered essential.



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## Description

Internally, the ground floor consists of the well appointed kitchen and the spacious living room with glazed french doors leading to the garden, multi-fuel stove & ample space for a dining table & chairs. Moving upstairs, the property is home to two well proportioned double bedrooms - both with the benefit of built in storage as well as the family bathroom with standalone shower cubicle, bath, WC and wash hand basin. The property has a wealth of storage facilities throughout with one generous cupboard at the foot of the stairs, two further storage cupboards at the top landing as well as the loft space.

Externally, there are low-maintenance garden grounds to the front which are formed mostly in mono-block, with an array of timber built storage facilities. To the rear, there are further garden grounds which are covered by stone chippings and bound by a brick built wall. Ample parking is available to the front of the property.

## Services

Mains gas, electricity, water and drainage.

## Fixtures & Fittings

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

## Home Report Valuation | EPC

£125,000 | D

## 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.

## 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.

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Approximate Gross Internal Area = 82.0 sq m / 883 sq ft

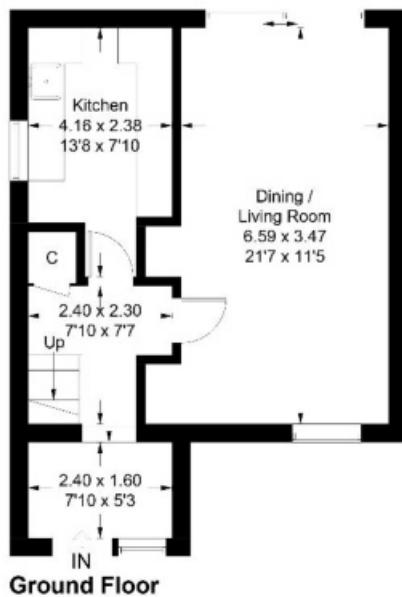


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1266757)

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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  
Hawick, Tel 01450 3723 36  
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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.