

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**27 Princes Street**  
Hawick, TD9 7EG

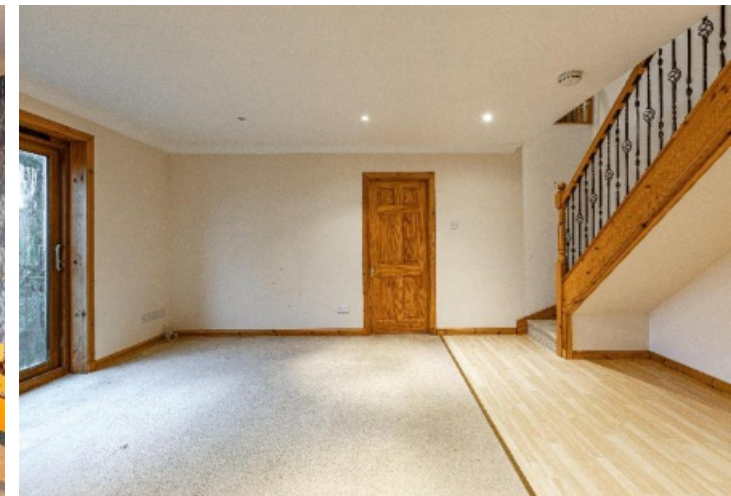
# 27 Princes Street

Hawick, TD9 7EG

Boasting one sole owner since construction in 2006, 27 Princes Street presents a wonderful opportunity to acquire a centrally located four bedroom, two storey dwelling house which sits on a substantial plot with stunning views overlooking Hawick.

## Accommodation Comprises:

- Well presented family home
- Versatile layout with up to four bedrooms
- Working from home capability
- Two reception rooms
- Master with en-suite and walk-in wardrobe
- An approximate 143 square metres of living space
- Integral double garage
- Particularly private outlook





**27 Princes Street**  
 Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft  
 (Including Double Garage)

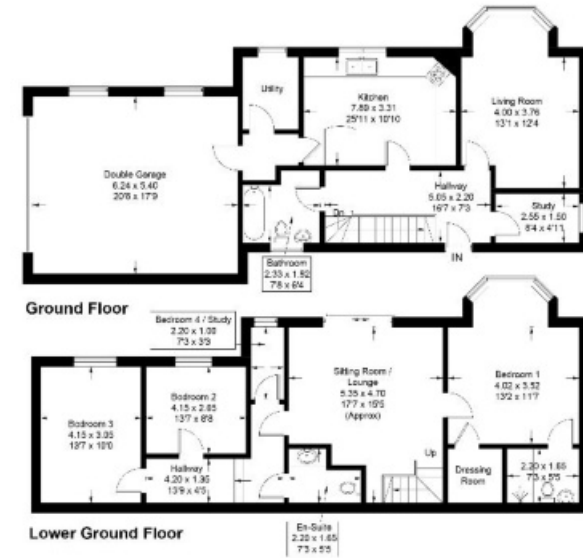


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriaba.co © (101267452)

## Description

Internally, the ground elevation comprises of the well proportioned lounge with striking bay window, family bathroom, home office, well appointed kitchen with a range of wall & base units in oak effect, and the adjoining utility room where access is available to the integral garage. Moving downstairs towards the lower ground floor, the property has the benefit of a second reception room, three double bedrooms - the master has the advantage of an en-suite and walk-in wardrobe. Additionally, the lower ground floor has the convenience of an additional WC as well as the fourth bedroom, which would also perfectly lend itself as an additional office/study for those who require working from home capability.

Externally, the property occupies a substantial & particularly private plot with the sloping garden being laid to lawn and bound by timber fencing - a blank canvas for a buyer to landscape as they desire. To the side of the property, there is off-street parking for multiple vehicles on the driveway and there are further parking / storage facilities by way of the double garage. Viewings are considered essential to fully appreciate this truly unique family home.

## 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.

## Services

Mains gas, electricity, water and drainage.

## Fixtures & 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.

## Home Report Valuation | EPC

£270,000 | C

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

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