

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**The Laurels, 8 Princes Street,
Hawick, TD9 7AY**



The Laurels, 8 Princes Street, Hawick is a stunning mid-terrace townhouse, presented in turnkey condition. Spanning three floors, this beautifully decorated property combines spacious living with abundant storage, all while retaining its charming period features with a modern touch. Situated in the heart of Hawick, it is the perfect family home.

Extending to approximately 172 sqm, The Laurels offers a welcoming hallway, spacious sitting/dining room, modern kitchen, WC with adjoining boiler room, accessible double bedroom with en-suite shower room, and cellar access on the ground floor.

The first floor, accessed via a striking iron-spindled staircase, includes a formal lounge, a master bedroom with an en-suite shower room and walk-in wardrobe, another double bedroom, and a family bathroom. The attic level features two additional double bedrooms, each with well-appointed en-suite shower rooms.

Externally, the property enjoys extensive private garden grounds, presented to an impeccable standard, with a mix of patio and lawn. The terraced gardens have recently been reinforced and sectioned to provide a perfect space for both relaxation and entertaining. Multiple outbuildings add extra value, including an external utility room, potting shed, and a fantastic triple garage/workshop.

Additional benefits include off-street parking via a private driveway at the rear, along with well-maintained front gardens. The Laurels is a remarkable property, ideal for a variety of buyers seeking a home with character, space, and versatility.

The Laurels, 8 Princes Street, Hawick, TD9 7AY

Approximate Gross Internal Area = 169.58 sq m / 1825 sq ft

Cellar / Basement = 11.3 sq m / 122 sq ft

Outbuildings = 54.6 sq m / 588 sq ft (Including Garage)

Total = 235.48 sq m / 2535 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275691)

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

£285,000.00 | EPC: D

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

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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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.