

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
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**22 Wilton Hill,
Hawick, TD9 8BA**



An exceptional detached family residence, 22 Wilton Hill occupies a prime position within one of Hawick's most desirable residential areas. Dating from the early 1900s, this striking home has undergone an extensive programme of renovation in recent years, resulting in a flawless blend of period elegance and contemporary comfort.

The accommodation is generously proportioned and thoughtfully arranged over three levels, offering both flexibility and refined living space ideally suited to modern family life.

Upon entering, a welcoming hallway sets an immediate tone of quality and character. The ground floor hosts three distinguished reception rooms, each beautifully presented and adaptable to suit a variety of needs - whether formal entertaining, relaxed family living or home working. The dining kitchen has been finished to an exacting standard and provides a superb central hub of the home, complemented by a practical utility room and convenient ground floor WC.

The first floor reveals an impressive principal bedroom complete with a walk-in wardrobe, creating a luxurious private retreat. Three further spacious double bedrooms ensure ample accommodation for family or guests, supported by a stylish family bathroom and a separate contemporary shower room.

A notable feature of the property is the fully utilised attic level, currently arranged as a children's playroom but equally suited as a home office, studio or additional living space - adding further versatility to this already substantial home.

Externally, the property is set within generous and well-maintained garden grounds, approached via a sweeping driveway that creates an immediate sense of arrival while providing ample off-street parking. The grounds offer privacy and space for outdoor enjoyment, and the property further benefits from a single garage. Importantly, there is planning permission in place to extend the driveway, providing further scope for improvement should a buyer so wish.

22 Wilton Hill represents a rare opportunity to acquire a distinguished period home that has been carefully modernised without compromising its original character. Early viewing is strongly advised to appreciate the scale, finish and lifestyle this outstanding residence offers.

22 Wilton Hill, Hawick, TD9 8BA

Approximate Gross Internal Area = 269.3 sq m / 2899 sq ft

Garage = 18.7 sq m / 201 sq ft

Total = 288 sq m / 3100 sq ft

(Excluding External Cupboard / Including Attic)



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (D1276093)

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

£485,000 | 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. Additionally, all furniture and artwork are available by separate negotiation.

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

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Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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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.