

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**1 Scott Crescent,
Hawick, TD9 8DN**



Nestled in a private, residential area of Hawick, 1 Scott Crescent presents an inviting blend of rustic charm and modern convenience, offering the perfect opportunity to personalise and put your own stamp on a character-filled home. With stunning elevated views from the upper floors, this property provides a spacious and move-in ready interior, while still offering scope for further modernisation to suit your taste.

The home retains a rustic appeal throughout, with barn-style internal doors and a stable door leading to the rear garden, enhancing its countryside feel. The extensive garden grounds wrap around the front, side, and rear of the property, offering almost a double plot of outdoor space—ideal for those seeking a generous garden to enjoy or further develop. The lawned areas and patio provide plenty of space for outdoor living, while the driveway offers added convenience.

Inside, the shaker-style fitted kitchen and bright, double-aspect lounge are both in good condition and ready to accommodate your lifestyle. The open, airy spaces provide an ideal setting for relaxing or entertaining, but with the potential for updates to make them your own.

The property features two generously sized double bedrooms, each with built-in storage, offering ample space for relaxation. The beautifully presented bathroom, complete with a traditional clawfoot bath, exudes vintage charm.

With its unique character, generous outdoor space, and a fantastic location, 1 Scott Crescent offers an exciting opportunity for buyers looking to create a home that reflects their personal style, while still enjoying all the benefits of a charming, well-located property.

1 Scott Crescent, Hawick, TD9 8DN

Approximate Gross Internal Area = 75.07 sq m / 808 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277358)

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

£125,000 | 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.

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:

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