

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**7 Wellogate Brae
Hawick, TD9 9ND**



7 Wellogate Brae enjoys a particularly bright and welcoming aesthetic throughout - the sitting room features a solid wood floor and electric fireplace, with a large glazed window allowing an abundance of natural light to fill the space. Tucked away just off the living room is the kitchen, which is well appointed with a range of wall and base units in oak effect, with contrasting black worktops & tiled splash-back. The property has the advantage of two double bedrooms which are both positioned to the front of the home, the master having the benefit of a traditional decorative fireplace as the focal point. The bathroom is finished to a high standard and comprises of the thermostatic shower over bath, WC and wash hand basin. The property has the benefit of generous storage facilities throughout, including a large cupboard in the hallway and the the loft space which can be accessed via a drop-down ladder.

Externally, the property boasts well maintained private garden grounds to the front which are mostly laid to lawn. Additionally, there are further private garden grounds positioned to the side of the home, which are notably south facing and comprise a mix of patio and lawn - providing a fantastic space for outdoor seating and entertaining. An external store is accessible via the side of the building and ample parking is available at street level.

Situation

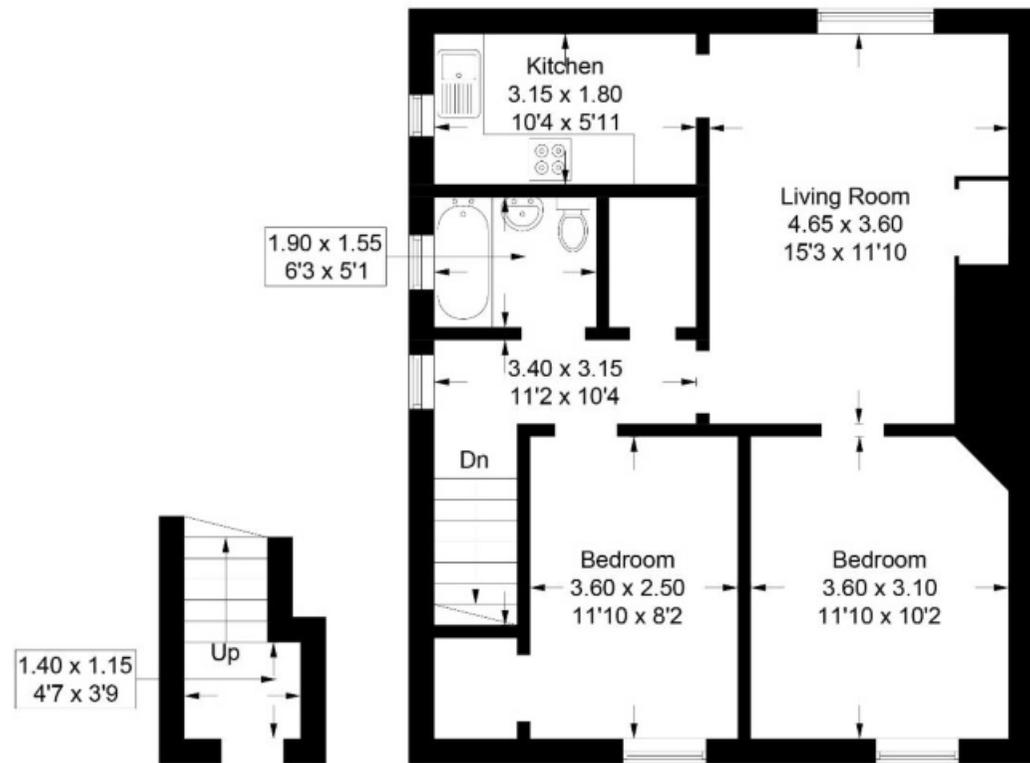
The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the 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.

7 Wellogate Brae, Hawick, TD9 9ND

Approximate Gross Internal Area = 60.9 sq m / 655 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287854)

Fixtures & Fittings

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

EPC | Home Report Valuation

C | £90,000

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

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Jedburgh,	Tel 01835 863 202
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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.