

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**10 Crumhaughill Road
Hawick, TD9 0BX**



Internally, the property extends to a generous 111 sqm and the ground floor is made up of the well proportioned sitting room with emphatic bay window and open fire, delivering a cosy focal point of the home. The kitchen is positioned to the rear of the property and has been thoughtfully designed with a range of integral appliances, ample space for dining/hosting, with direct access available to the garden via the glazed patio doors - which also ensure this space is draped in natural sunlight. Also of note is the useful utility room which provides additional practicality, with the ground floor being completed by the cloakroom WC which is tucked away under the stair.

The timeless staircase featuring fitted carpet runner is an attractive feature as you approach the first floor, where the three bedrooms and family bathroom can be accessed. The master bedroom is particularly spacious with stunning views towards Wilton Dean, and built-in storage facilities for added convenience. The second bedroom is also a generous double with the benefit of built in storage facilities and views overlooking the rear garden. Bedroom three is smaller in size and would comfortably host a single bed, or would be equally well utilised as a home office or similar. Finally, the first floor is completed by the large family bathroom with shower over bath and wash hand basin. It is also worth noting that the loft space is fully floored and is serviced with electricity.

Externally, to the front there is off-street parking for multiple vehicles by way of the tarmac drive, and mature garden grounds with established shrubs and planted beds. To the rear of the home, there are beautifully assembled garden grounds which are mostly laid to lawn, with an area of patio which is perfect for those sunny evenings.

10 Crumhaughhill Road

Approximate Gross Internal Area = 110.92 sq m / 1194 sq ft

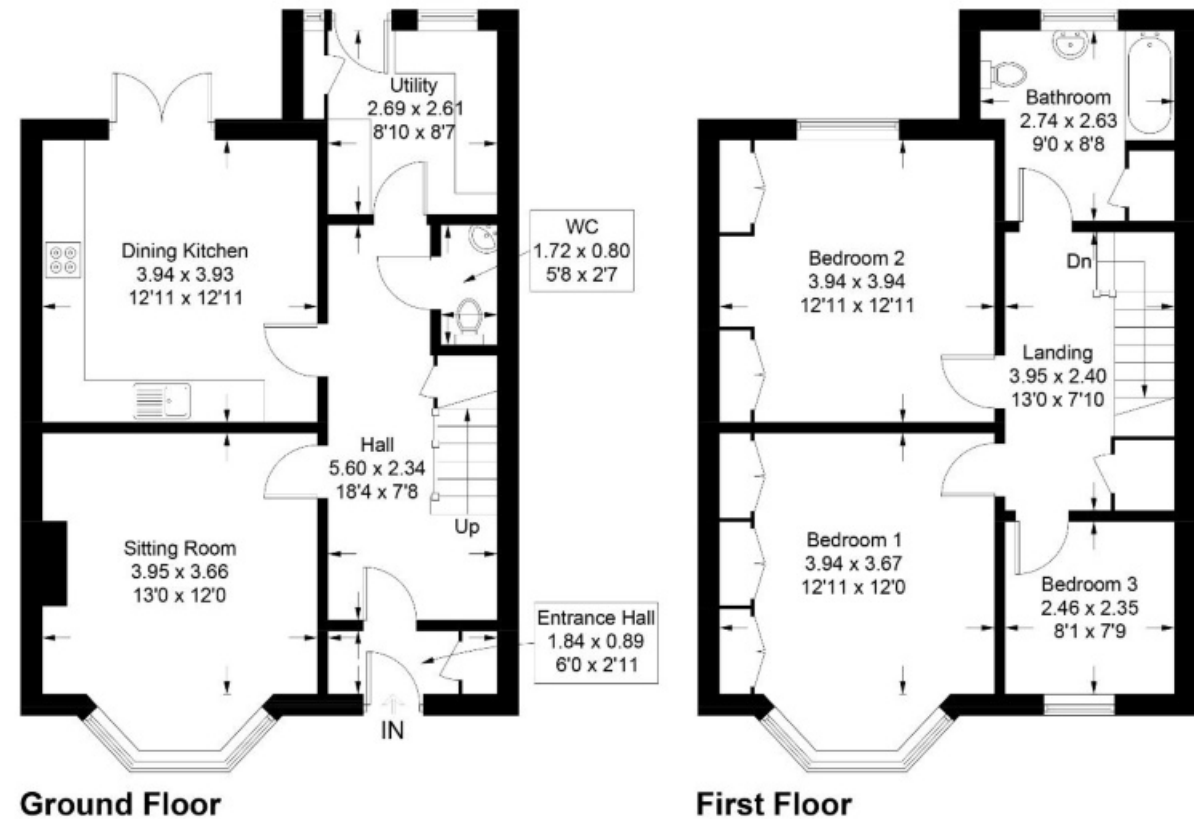


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289516)

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.

Home Report Value | EPC
£255,000 | D

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.

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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