

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 12 Ruberslaw Road

Hawick, TD9 8EX



Having recently undergone an extensive refurbishment, 12 Ruberslaw Road is a well presented semi-detached home with four bedrooms, two bathrooms, and a multitude of space throughout. The property would be ideally suited to the first time buyer, those seeking an investment opportunity or a growing family looking for a long-term home. Viewings are considered essential to fully appreciate the level of accommodation on offer.



# 12 Ruberslaw Road

Hawick, TD9 8EX



### Description

Internally, the property consists of the bright and airy sitting room, brand new Wren kitchen with a range of wall and base units and a convenient breakfast bar, well-appointed shower room and fourth bedroom/dining room on the ground floor. Moving upstairs, the property benefits from a further three double bedrooms, as well as the family bathroom with shower over bath, WC and wash hand basin. The property has the advantage of new flooring throughout, and has been re-decorated in neutral tones - awaiting a buyers own personal touch to really bring this home to life.

Externally, the property has off-street parking to the front/side for multiple vehicles and a low maintenance front garden. To the rear, the garden grounds are substantial and currently comprise of a mix of lawn and patio.

### 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.

### Home Report Valuation | EPC

£135,000 | C

### Location

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.

### Viewings & Offers

Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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.

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### 12 Ruberslaw Road, Hawick, TD9 8EX

Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co.uk (ID1290256)

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

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