

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**5B Teviot Road  
Hawick, TD9 9DN**



Tucked away in a quiet cul-de-sac just off the town centre, 5B Teviot Road is a deceptively spacious three bedroom terraced home which benefits from modern fixtures & fittings, off-street parking and PV solar panels. The property would be ideally suited to the first time buyer, small family or those seeking accommodation within easy reach of the town centre, local amenities and onward travel links.

Internally, the property extends to a generous 100 sqm and the ground floor boasts a practical layout perfect for everyday living, with the bright and spacious sitting room connecting seamlessly to the well appointed kitchen, which benefits from a breakfast bar, a range of integrated appliances including the four hob gas cooker, oven / microwave and the dishwasher - the freestanding fridge freezer can also be included in the sale if desired.

Upstairs, the spacious feel continues and the property offers three bedrooms, all of which are doubles with the benefit of built in storage facilities. The family bathroom is of particular note - having been fully tiled from wall to floor with underfloor heating and consisting of the walk-in-shower, jacuzzi bath, WC, wash hand basin & stylish vanity unit. There is also a large airing cupboard within the bathroom which houses the combi-boiler. There are a further two cupboards located within the hallway, and the floored loft space provides further storage facilities.

Externally, the property has the benefit of parking to the front, with an area of fully enclosed private garden grounds which are mainly paved, with an area of decking and a shed.

## 5B Teviot Road

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft

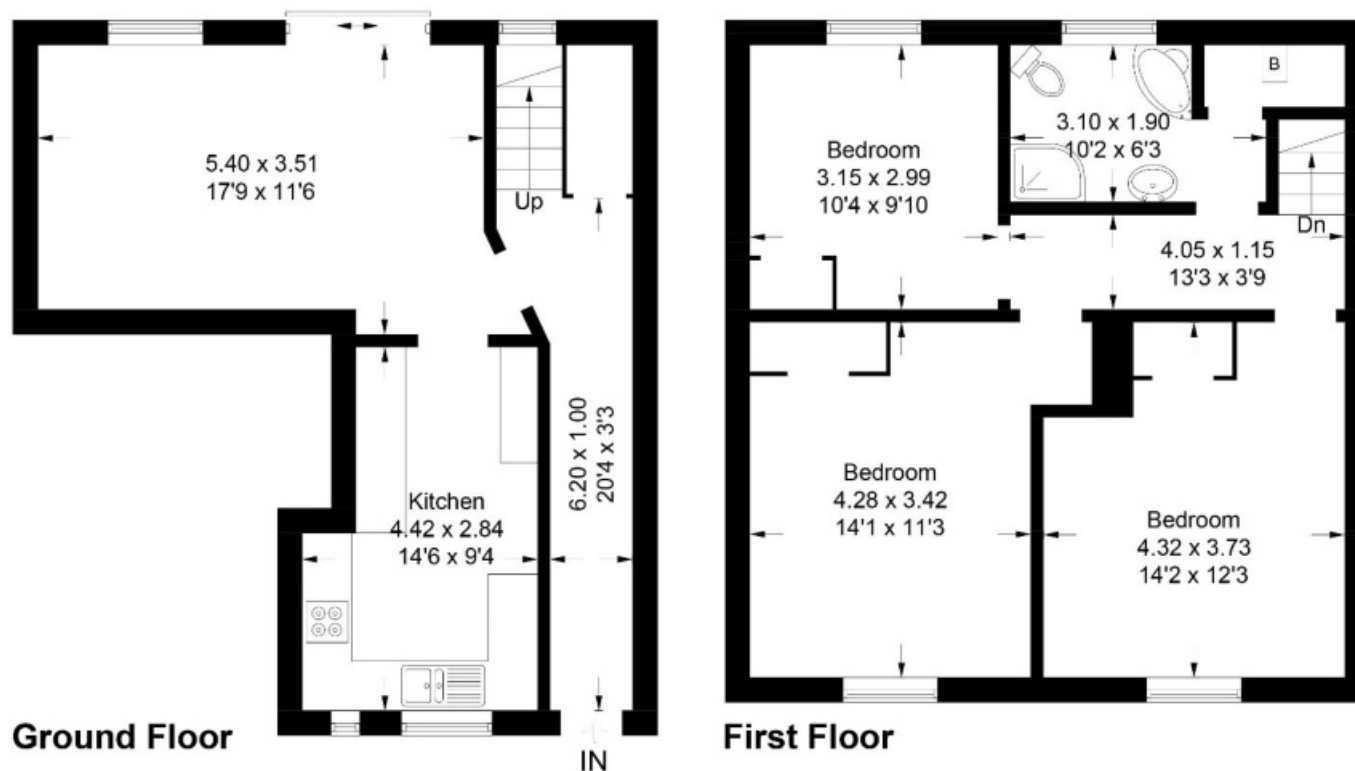


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295727)

### 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.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings (including the fridge freezer), bathroom fittings, and light fittings.

### Services

Mains gas, electricity, water and drainage, solar panels.

### EPC | Home Report Valuation

£135,000 | C

### 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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Hawick, TD9 9BU  
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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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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.