

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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**7 Linden Crescent
Hawick, TD9 9LQ**



Conveniently located in the sought after Terraces area of Hawick, 7 Linden Crescent is a three bedroom family home with a generous level of accommodation spread over three floors. Set in an elevated position, with truly unique views overlooking the town, this home would be ideally suited to the first time buyer, those looking for a downsizing opportunity or those seeking a family home which can developed through time.

The ground floor is made up of the well proportioned sitting room with double aspect windows allowing for a good degree of natural light fill the space. The kitchen completes the ground floor and can be found to the rear of the property, with a range of wall and base units and ample space for a dining and entertaining.

Moving upstairs towards the first floor, the property is home to three bedrooms, the family bathroom with four piece suite, and access to the fully floored loft space via the drop down Ramsay ladder.

The lower ground floor further enhances the versatility of the home, hosting a large utility space, home office and additional WC, with direct access available to the garden grounds. The outside space is mostly laid to lawn, with an area of patio, various well established perennial shrubs and complete with a charming summerhouse, making for a peaceful outdoor retreat. There is direct access to the garden from street level via a walkway and parking is available to the front at street level.

7 Linden Crescent

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft

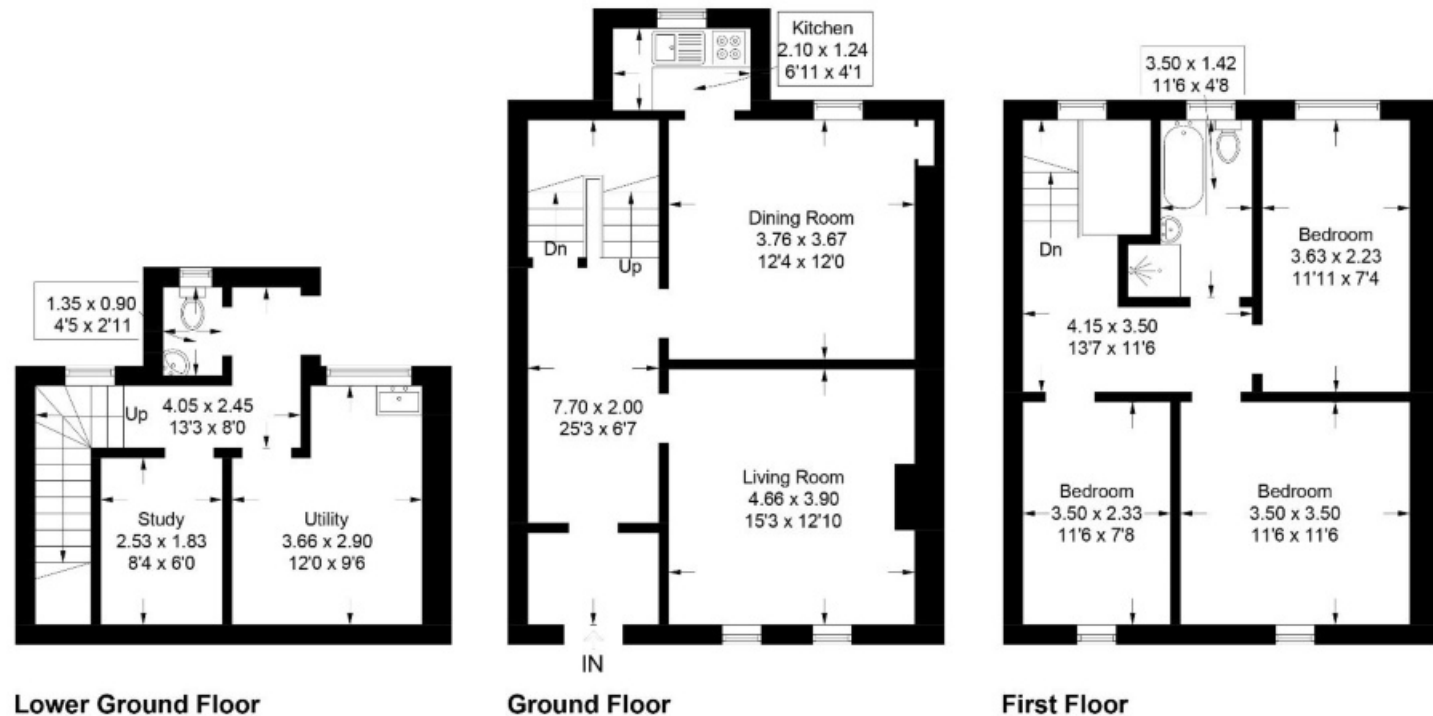


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297816)

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.

Fixtures & Fittings

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

EPC | Home Report Valuation

EPC: D | £170,000.00

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

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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



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