

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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15 Weensland Park
Hawick, TD9 9RP



15 Weensland Park is a two bedroom ground floor villa offered for sale in immaculate condition, having recently undergone a full refurbishment. The property would be ideally suited to the first time buyer, those looking to downsize, or those looking for a ready made investment opportunity. Early viewing recommended.

Internally, the accommodation comprises an entrance hallway, a bright and spacious sitting room, and a brand-new fitted kitchen complete with an integrated four hob induction cooker, oven and fridge freezer. There are two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, together with a contemporary shower room fitted with a walk-in thermostatic shower, WC, and wash hand basin set within a vanity unit. The property has been finished to a notably high standard, with the added benefit of a new boiler, fresh carpet flooring and timeless solid oak doors throughout.

Externally, the property has the advantage of private garden grounds to the front and rear - the front being low maintenance with a mix of astro-turf, stone chippings and mature shrubs. The rear garden is substantial in size with direct access from the kitchen, comprising a mix of astro turf, planted beds, paving and a timber shed. The rear garden benefits from a sunny outlook, and offers a real blank canvas for a purchaser to landscape as desired.

15 Weensland Park

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft

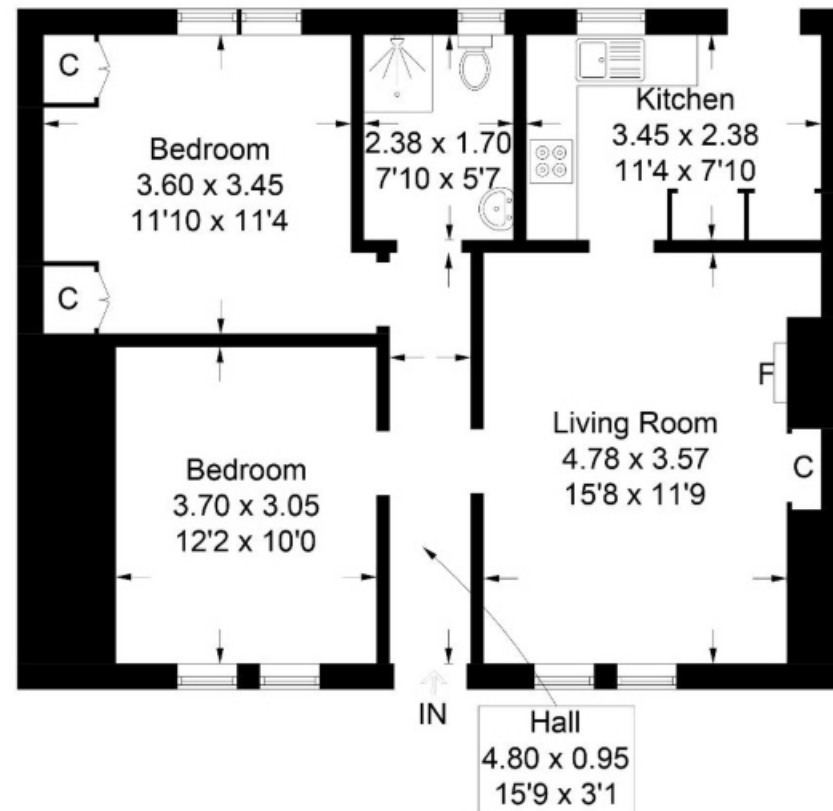


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299183)

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

C | £100,000

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867
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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.