

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Rosemount Cottage
3A Wellington Road, Hawick, TD9 7DX



Enjoying a central position within the town, Rosemount Cottage is a three bedroom detached dwelling set in an elevated position with a stunning open outlook. Having recently undergone an extensive programme of renovation, the property is now presented for sale in in truly immaculate condition. The property would suit a wide variety of prospective buyers and viewing is considered essential to fully appreciate this charming home.

Internally, the front door opens up to the entrance hallway, with the main sitting room on the left - a welcoming space, bursting with character and warmth - the multi fuel stove being the focal point. Adjacent to the living room is the dining room, which flows directly to the beautiful kitchen which benefits from a range of integrated appliances as well as direct access to the rear garden. Moving upstairs, there are two double bedrooms, both of which have built in storage - the third bedroom is smaller in size, and would lend itself perfectly as a home office, which it is currently utilised as. The family bathroom has been tastefully finished, with the shower over bath, WC and wash hand basin set with a vanity unit. Access to the fully floored loft space is via the Ramsay ladder at first floor level.

Externally, Rosemount Cottage has a lovely decked area to the front of the home, perfect for al-fresco dining & enjoying the warmer weather. To the rear, accessed directly from the kitchen, there is a terraced area complete with a timber shed, and access is available directly to Langlands Road.

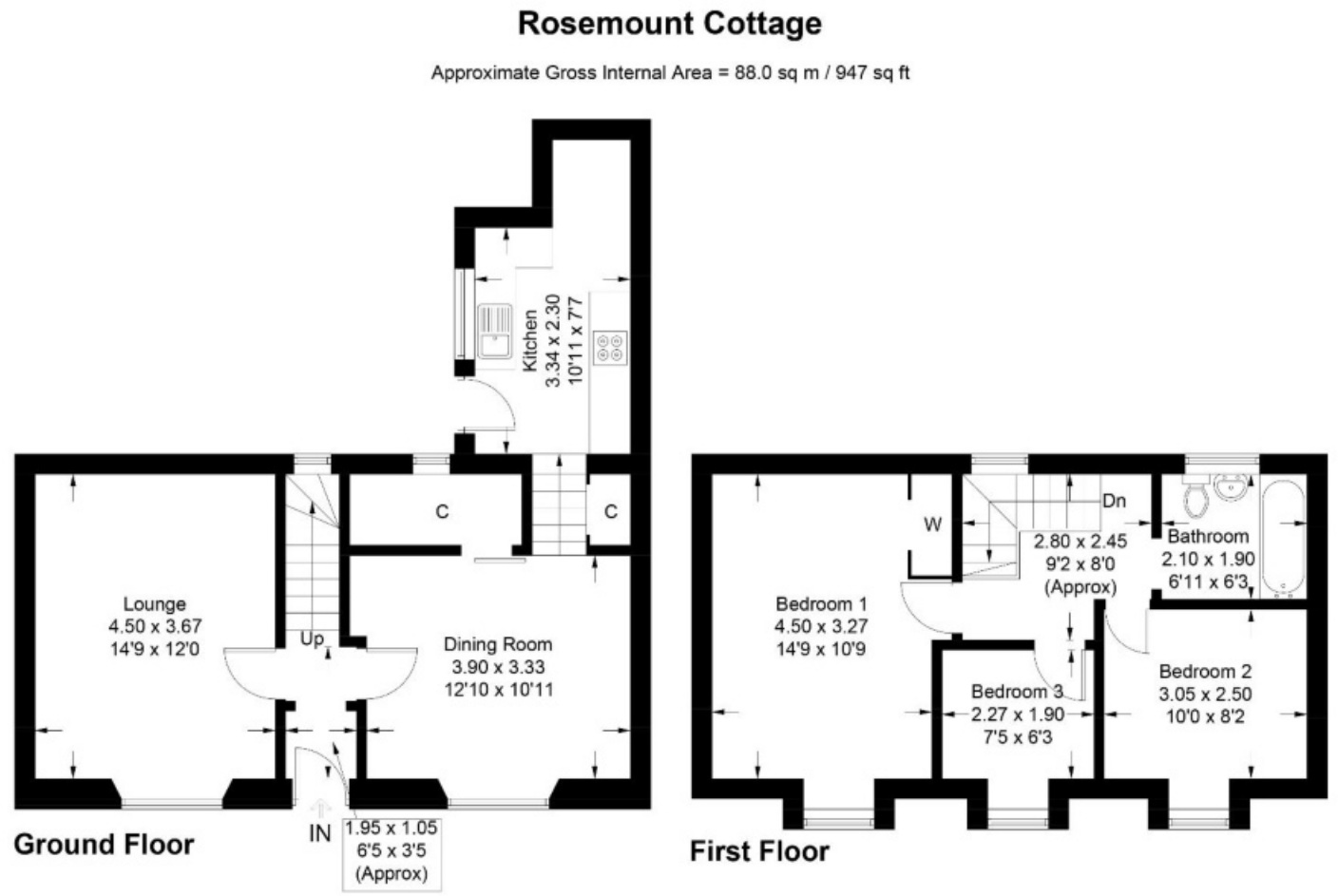


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302290)

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

D | £200,000

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

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Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.