

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Leyden Bank, Hawick, TD9 9PG



10 Leyden Bank presents a rare opportunity to acquire a beautifully elevated three bedroom bungalow in one of Hawick's most desirable residential settings. Enjoying a peaceful position with an attractive outlook, this exceptional home is offered in true turnkey condition, showcasing modern finishes and thoughtful upgrades throughout, while still allowing a buyer to add their own personal touches if desired.

The interior is bright, refined and wonderfully balanced. A welcoming entrance hallway leads into an elegant open plan lounge and dining room - a superb space for both everyday living and entertaining - flowing seamlessly into the fully fitted contemporary kitchen. The accommodation is completed by a stylish modern shower room and three generously proportioned bedrooms, the master having the benefit of a double built in wardrobe - each bedroom offering comfort and versatility.

Externally, the property continues to impress. The expansive rear garden, predominantly laid to lawn, provides a tranquil and private outdoor retreat, complemented by patio areas to the side ideal for alfresco dining or relaxation. A tarmac driveway offers excellent off street parking and leads to a substantial integral garage, perfect for storage, hobbies or further development potential. There is also an external water source beneath the kitchen window, whilst external storage can be found within the garden shed.

Set within a highly sought after part of the town, this is a standout home that blends modern convenience with a premium setting - an ideal choice for those seeking a luxurious, move in ready property in a prime Hawick location.

10 Leyden Bank

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft

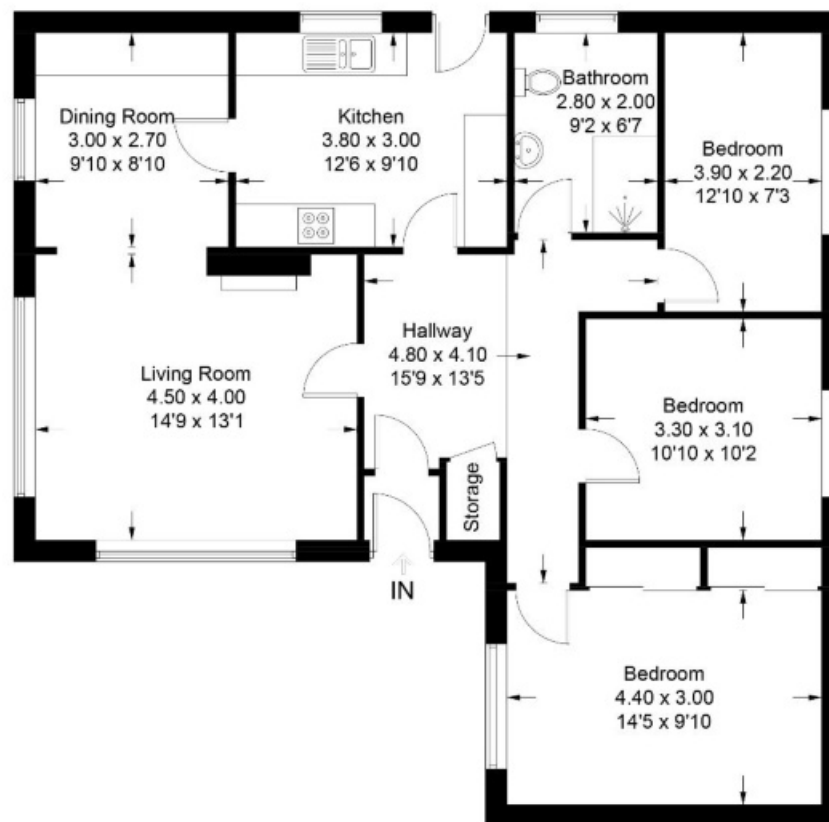


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310924)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£295,000 | EPC: C

Services

Mains gas, electricity, water and drainage. Additional benefits include a heat recovery ventilation system.

Fixtures and Fittings

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

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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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.