

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Woodside
Cavers Knowes, Kirkton, TD9 8QH**



Tucked away in the picturesque rural hamlet of Cavers Knowes, Woodside is an impressive detached bungalow set in an elevated position, with stunning unspoilt views overlooking the rolling Borders countryside. Built around 30 years ago and carefully maintained by its current owners since, the property is offered for sale in good order throughout, whilst allowing for a purchaser to add their own unique flavour through time. Aptly named, Woodside offers a rare and exciting opportunity for the purchaser to acquire a truly unique home in a sought after setting.

Internally, the accommodation is notably spacious and versatile, comprising three well-proportioned double bedrooms, the principal having the benefit of an en-suite shower room. There are two generous reception rooms, both benefitting from charming multi-fuel stoves, creating warm and inviting living spaces. The property further offers a well-equipped dining kitchen, a family bathroom, a practical utility room, and an additional WC. Large windows throughout maximise the natural light and take full advantage of the spectacular rural outlook.

The outside space is undoubtedly a standout feature, with the rear garden being mostly laid to lawn and bordered by established shrubs and trees, incorporating a productive polytunnel suitable for growing a variety of fruit and vegetables - ideal for self sufficiency. Also of particular note is the substantial two-storey timber workshop, complete with power and lighting offering excellent potential for a variety of uses. Accessed directly from the back door, there is terraced patio area which is ideal for al-fresco dining. To the front, ample parking is available for multiple vehicles via the large driveway and carport.

Woodside

Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft

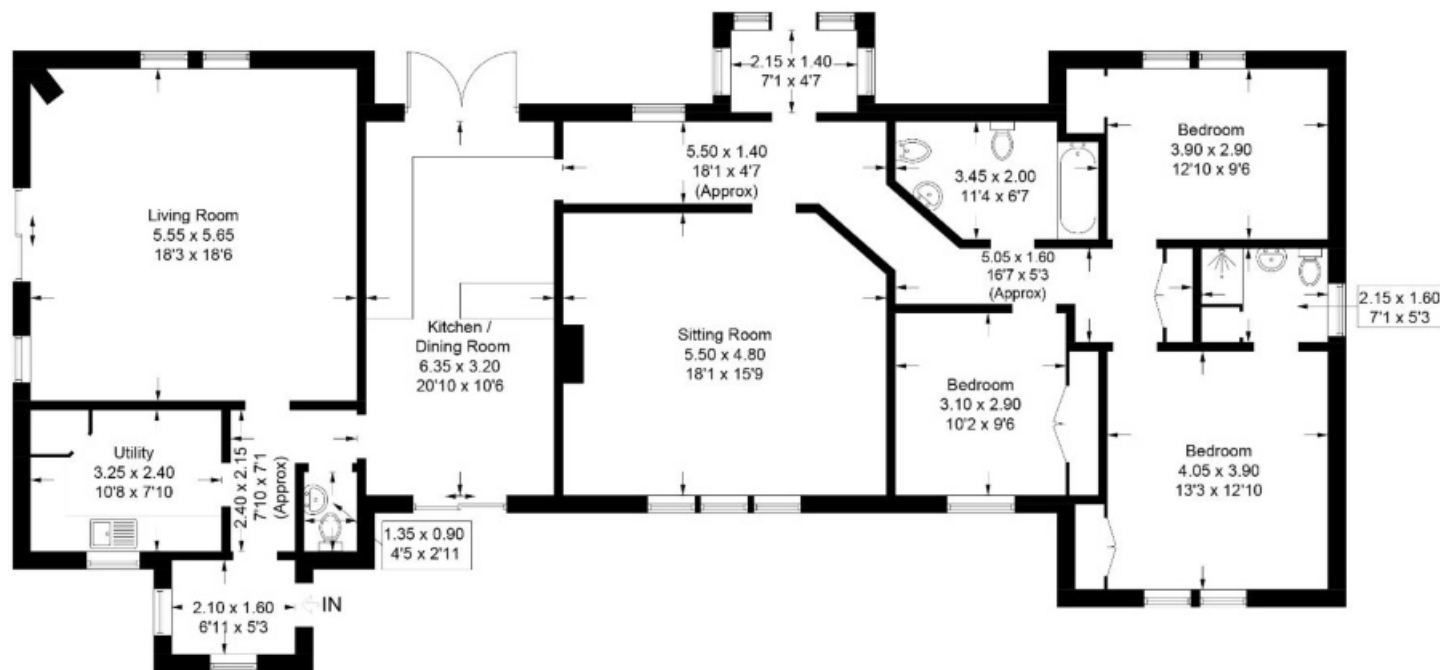


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329580)

Situation

The property is situated approximately 3 miles from Hawick, which 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 and Fittings

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

Services

Mains electricity and water | drainage to septic tank | Oil fired central heating | PV Solar Panels | Electric car charging point

EPC | Home Report Valuation

C | £375,000

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

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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.