

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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91 Rosebank Road, Hawick, TD9 0DQ



91 Rosebank Road, Hawick is a well-proportioned mid-terraced villa offering comfortable accommodation across two storeys with a half-landing layout. The property extends to approximately 84 square metres and provides a practical layout ideal for family living.

On the ground floor, the entrance hallway leads down to a lower level where a bright lounge enjoys an open outlook and direct access to the rear garden, while the kitchen offers generous space and scope for modernisation. Upstairs, the landing connects three bedrooms and a family bathroom, each benefitting from good natural light.

The home sits within a long-established residential area of Hawick, originally built for the public sector, where neighbouring properties are of similar style and character. The location is convenient for local amenities, schools, and transport links, making it a popular choice for families and first-time buyers alike.

Externally, the property enjoys a private rear garden enclosed by timber fencing and hedging, with a mix of lawn and patio areas perfect for outdoor seating or entertaining. With its pleasant outlook over the surrounding rooftops and countryside, 91 Rosebank Road presents an inviting opportunity to create a comfortable home in a friendly, well-connected part of town.

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Approximate Gross Internal Area = 84.0 sq m / 904 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332514)

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

£120,000 | EPC: C

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

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:

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Jedburgh,	Tel 01835 863 202
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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.