

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



17 Ivanhoe Terrace
Hawick, TD9 8EE



We are delighted to offer for sale this immaculately presented three bedroom family home, tucked away in the ever popular Burnfoot area of town. With a generous level of accommodation comprising three double bedrooms and sleek modern interiors, the property is perfectly suited for those looking for a move-in ready home.

Internally, the sitting room is positioned to the front of the property and benefits from a cosy wood-burning stove, creating a welcoming focal point while enjoying an attractive open outlook. To the rear, the timeless shaker-style kitchen is fitted with a range of cream wall and base units, complemented by oak-effect worktops and tiled splashbacks. There is ample space for family dining, together with a useful utility area which currently accommodates a washing machine and tumble dryer. Completing the ground floor is the well appointed family bathroom, finished with a thermostatic shower over bath, WC and wash hand basin set within a vanity unit. Upstairs, the property hosts three double bedrooms, each having the benefit of built in wardrobes with sliding doors complete with LED lighting. The property has a wealth of storage facilities throughout, including the fully floored loft space.

Externally, the enclosed rear garden is predominantly laid to lawn and is bound by timber fencing, providing a secure outdoor space for families and pets. To the front, the garden grounds incorporate an attractive mix of lawn and a recently upgraded patio area. Ample on-street parking is available on street to the front of the home.

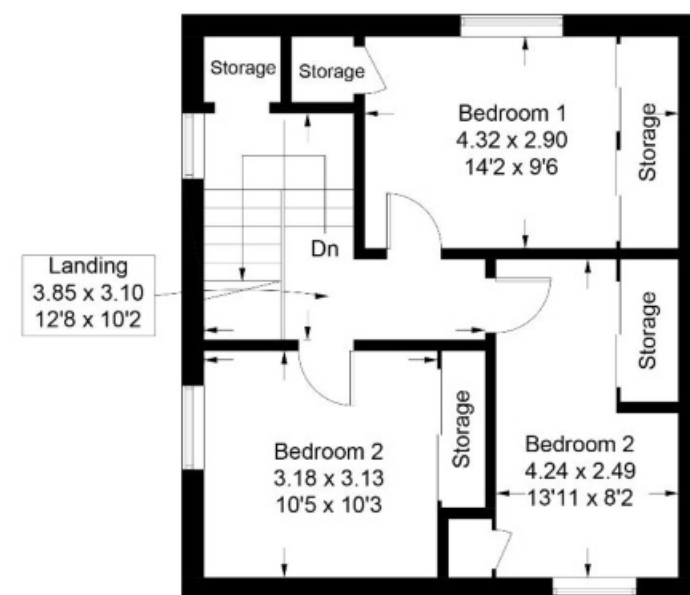
Overall, 17 Ivanhoe Terrace offers a rare and exciting opportunity to acquire a beautifully presented family home in a well regarded residential setting.

17 Ivanhoe Terrace

Approximate Gross Internal Area = 96 sq m / 1033 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334049)

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.

Fixtures and Fittings

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

Services

Mains gas, electricity, water and drainage.

EPC | Home Report Valuation

C | £145,000

Viewings

Viewings are 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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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.