

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
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**3 Longbault Road  
Hawick, TD9 0BY**



Boasting an enviable position within the towns West End, this charming three bedroom home offers a wealth of versatile accommodation which extends to an approximate 118 sqm. With scope to modernise and grow, the property represents a rare opportunity to acquire a distinguished family home.

Internally, the property comprises the entrance vestibule, hallway, two well proportioned reception rooms and the kitchen on the ground elevation. Moving upstairs, the accommodation continues to impress with its versatile and adaptable layout, incorporating up to three bedrooms - all of which have built in storage facilities. Completing the upstairs is the spacious family bathroom with separate bath and shower cubicle, WC and wash hand basin set within a vanity unit. Ample storage is available throughout the property, including the fully floored loft space with lighting and drop down ladder.

Moving outside, the garden grounds are of particular note having been lovingly tended and landscaped to best utilise the space. The rear is predominantly laid to lawn, with an array of perennial shrubs and a timber boundary fence. There is also a patio area to the rear, perfect for outside dining, alongside two external stores.

To the front, the garden grounds are a mix of hard and soft landscaping, with off-street parking available by way of the mono-block driveway. In addition to the drive, there is a single garage providing further parking, storage or workshop facilities.

Overall, 3 Longbault Road represents a rare opportunity to acquire a long term family home in an attractive residential setting. Early viewing is considered essential.

## 3 Longbault Road

Approximate Gross Internal Area = 117.67 sq m / 1266 sq ft

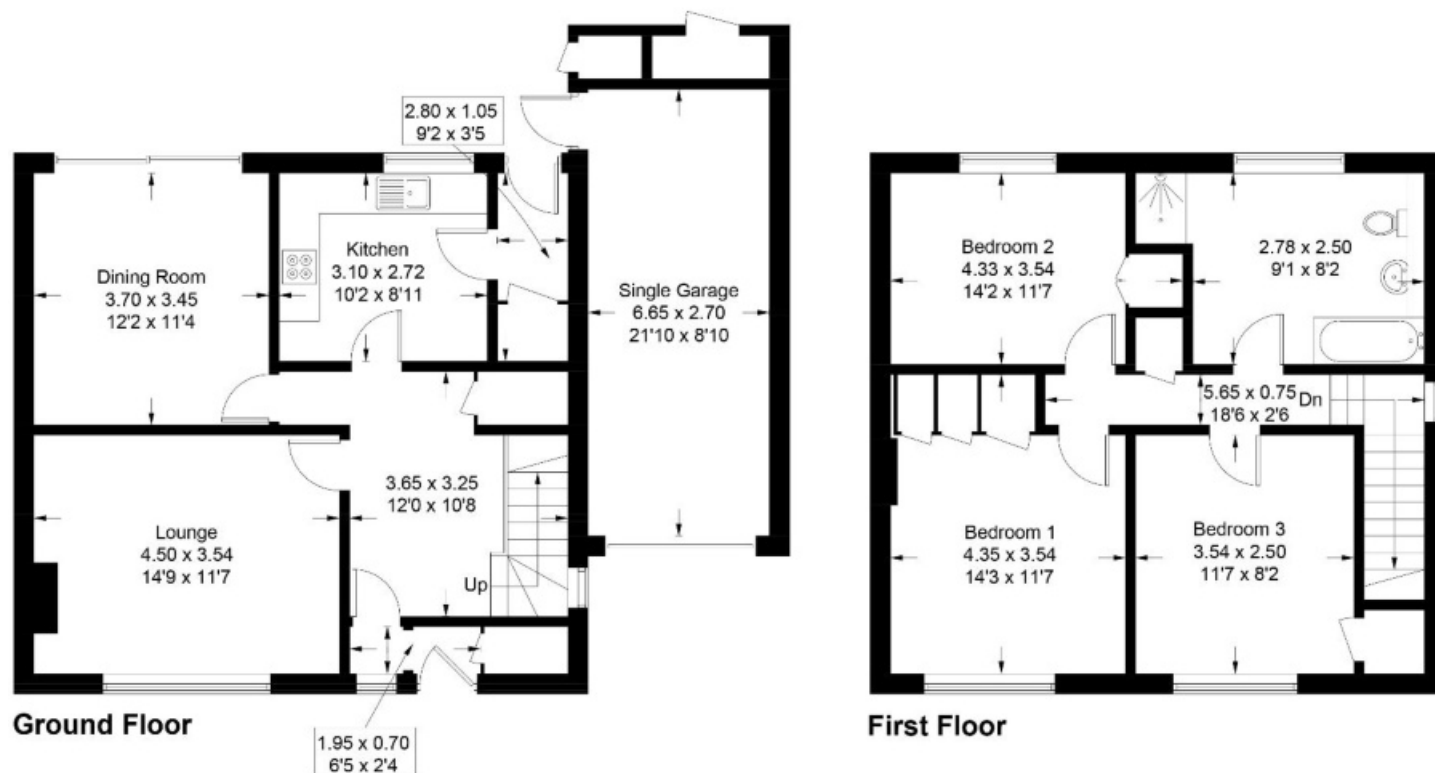


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336506)

### 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

Solar panels, mains gas, electricity, water and drainage.

### EPC | Home Report Valuation

C | £210,000

### 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:

|             |                       |
|-------------|-----------------------|
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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.