

Hawick
Call 01450 372336

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Cranachan
Wilton Dean, Hawick, TD9 7HZ



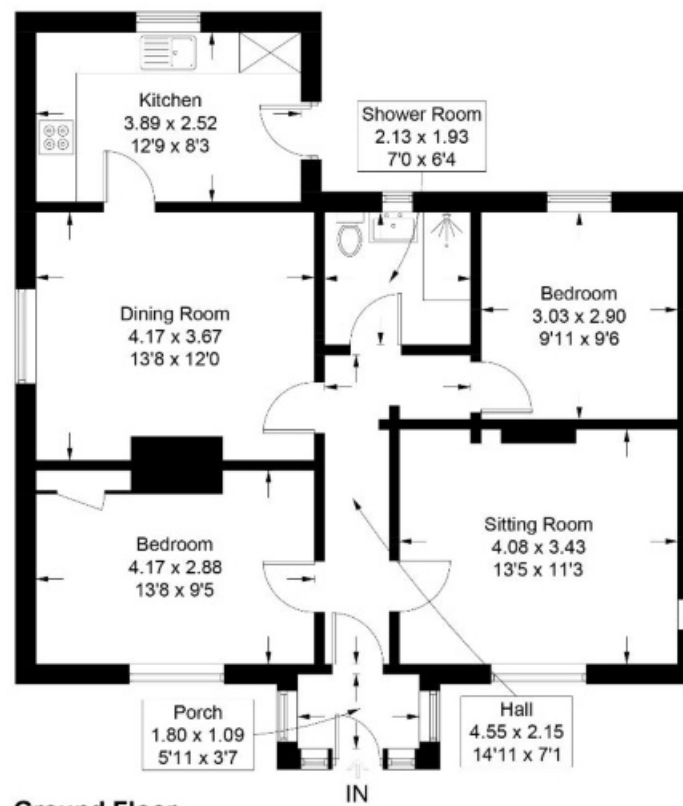
Tucked away in the rarely available and sought after Wilton Dean, just a short stroll from the award winning Wilton Lodge Park, Cranachan is a detached bungalow occupying a substantial plot, with picturesque views overlooking the Dean Village.

Internally, the kitchen is positioned to the rear of the property and is fitted with a range of oak-effect wall and base units, incorporating a four-burner gas hob and providing space for freestanding appliances - direct access is also available to the garden grounds. Adjoining the kitchen is the dining room, which enhanced by a large glazed window and a feature fireplace. There are two generous double bedrooms, together with the main sitting room which is positioned to the front of the home, with an electric fireplace providing a cosy focal point. Whilst the property is currently set out as a two bedroom home, it could very well be reconfigured to provide three bedrooms, depending upon a purchasers own individual needs and requirements. Completing the internal accommodation is the bathroom - finished with a walk-in thermostatic shower, WC and wash hand basin, complemented by tiled flooring.

Externally, the garden grounds are expansive and currently comprise mostly lawn and planted beds, lending itself for further development and landscaping. The property notably has off-street parking for two vehicles, as well as a single garage/workshop.

Cranachan, Wilton Dean

Approximate Gross Internal Area = 75.7 sq m / 815 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338680)

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

D | £220,000

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

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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.