

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Hislop Gardens, Hawick

TD9 8PQ

Guide Price: £325,000



Built in 2006 and extending to an impressive 234 square metres, 4 Hislop Gardens is a beautifully designed two-storey detached family home, with a versatile layout, in move in condition. Ideally suited to a family wishing to upgrade, seeking additional living/working space, or a family considering moving into the area; viewings come highly recommended to fully appreciate this wonderful home.



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GROUND FLOOR

Entrance hall, hallway, living room, kitchen/family room, utility room, two conservatories, master bedroom with en-suite dressing room and shower room, three further bedrooms, "Jack and Jill" bathroom.

FIRST FLOOR

Landing, study, two bedrooms with en-suite bathrooms.

EXTERNAL

Surrounding, enclosed garden. Garage and driveway. Kids play park within development.



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.

Description:

Built in 2006 and extending to an impressive 234 square metres, 4 Hislop Gardens is a beautifully designed two-storey detached family home, with a versatile layout, in move in condition.

Located in a highly sought after and rarely available residential area of the town, the property benefits from an abundance of space both internally and externally as well as enjoying a wealth of natural light.

The ground floor consists of the vestibule, hallway and living room with central fireplace, which opens to the conservatory; perfect for relaxing or entertaining with family and friends. There is a spacious kitchen/family room with adjoining dining conservatory and separate utility room. The master bedroom has a walk-in dressing room and ensuite shower room while second ground floor bedroom has built-in wardrobes and Jack & Jill, two-way access to the main bathroom, with two further bedrooms or study both with storage.

The first level consists of a study nook or hobby/craft room, and two large separate bedrooms, both with ensuite bathrooms; providing an excellent divide from the main living areas - ideal for teenagers, family and guest rooms.

The surrounding grounds of 4 Hislop Gardens include low maintenance mature landscaping, and are fully enclosed with gated access.

The property also boasts a single garage with roof access for added floored storage as well as an extended level driveway to accommodate two additional

vehicles, allowing for ample off-street visitor parking.

Situated within a family orientated neighbourhood, there is a private children's play park within the development, and only a short walk to schools, shops, recreation and leisure activities.

4 Hislop Gardens is ideally suited to a family wishing to upgrade, seeking additional living/working space, or a family considering moving into the area; viewings come highly recommended to fully appreciate this wonderful home.

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:

C

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.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.



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4 Hislop Gardens

Approximate Gross Internal Area = 230.5 sq m / 2479 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 249.2 sq m / 2682 sq ft

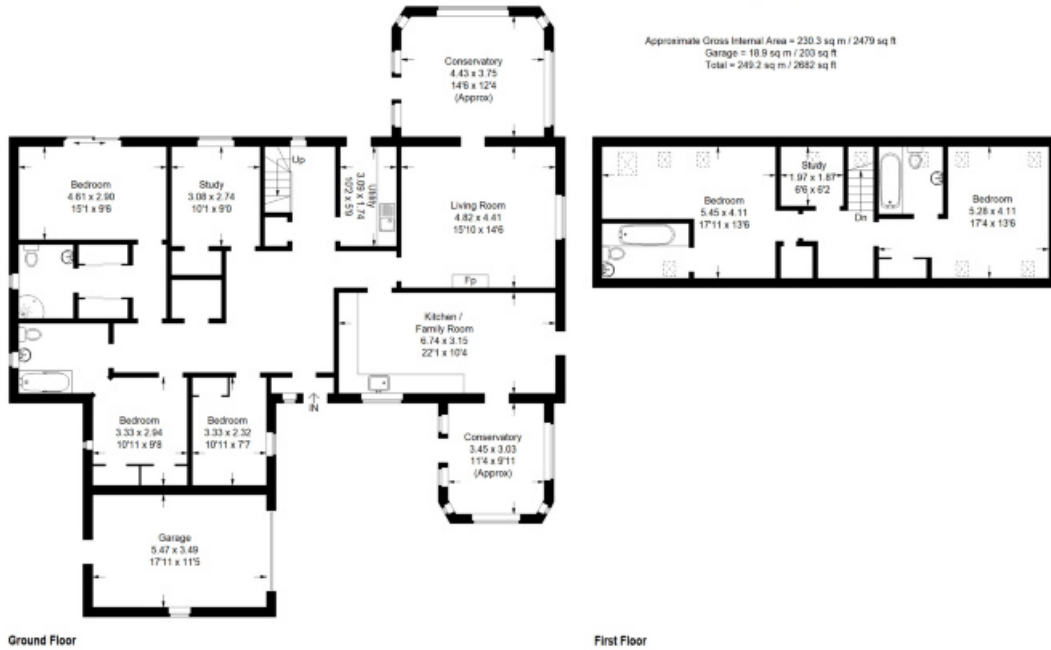


Illustration for identification purposes only, measurements are approximate, not to scale.
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 Saturday: 9.00am to 12.00 noon

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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.