

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 21/2 Beaconsfield Terrace, Hawick, TD9 0HT

**Guide Price £79,000**



\*Now £6,000 Below Home Report Valuation\*

Ideally suited to the young family or first time buyer, 21-2 Beaconsfield is a brilliantly presented, turn-key property located just off of the centre of Hawick. Enjoying an abundance of natural light, this two-bedroom home offers spacious, low maintenance accommodation with an ease of access to all local amenities, travel links and the award winning Wilton Lodge Park.



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TD9 0HT

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## Internal Accommodation

Entrance hallway, lounge, dining kitchen, family bathroom, master bedroom as well as a further bedroom/study.

## External Accommodation

Shared area to the rear. Ample on-street parking available.



**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:**

Ideally suited to the young family or first time buyer, 21-2 Beaconsfield is a brilliantly presented, turn-key property located just off of the centre of Hawick. Enjoying an abundance of natural light, this two-bedroom home offers spacious, low maintenance accommodation with an ease of access to all local amenities, travel links and the award winning Wilton Lodge Park. Extending to an approximate 66sqm, 21-2 Beaconsfield Terrace boasts modern, high quality fixtures and fittings throughout and comprises of an entrance hallway, lounge with multiple windows, a dining kitchen, master bedroom, family shower room and a further smaller bedroom/study. Viewings come highly recommended.

**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

**Viewings:**

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

**Offers:**

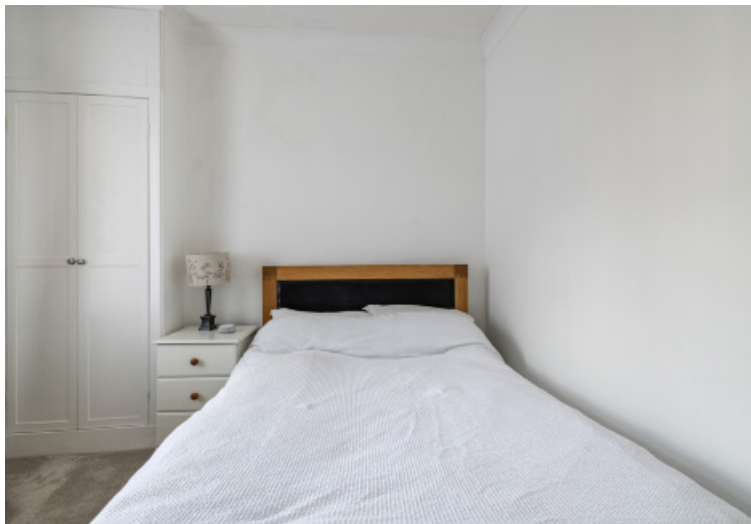
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

**Home Report Value:**

£85,000.00

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## 21/2 Beaconsfield Terrace, Hawick

Approximate Gross Internal Area  
66.6 sq m / 717 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 860697)

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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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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.