

**Hawick**  
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SOLICITORS & ESTATE AGENTS

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## Nithbank, 24 Loan, Hawick

TD9 0AT

**Offers In The Region of: £165,000**



\*Now £5,000 Below Home Report Valuation\*

Set in a most sought after area of Hawick, Nithbank, 24 Loan presents a unique opportunity to purchase a period style three bedroom, two reception, detached home. In need of a degree of renovation and upgrading throughout, there is great scope for this to become a fantastic, modern family home while retaining the traditional charm and ornate period features that adorn the rooms.





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**Offers In The Region of:  
£165,000**

Ground Floor  
Entrance hallway, living room, sitting room, WC,  
kitchen, pantry and utility room,

First Floor  
Landing, master bedroom, family bathroom and  
two further bedrooms.

External Accommodation  
Private, enclosed gardens to the side that are  
mainly laid to lawn and planted beds.





**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:**

Set in a most sought after area of Hawick, Nithbank, 24 Loan presents a unique opportunity to purchase a period style three bedroom, two reception, detached home. In need of a degree of renovation and upgrading throughout, there is great scope for this to become a fantastic, modern family home while retaining the traditional charm and ornate period features that adorn the rooms. Extending over an impressive 108sqm, Nithbank boasts a versatile layout with the scope to be utilised as a three or four bedroom family home, or to allow a working from home aspect by converting the rear sitting room into a home office. Built in approximately 1830, Nithbank internally comprises of an entrance hallway, living room, sitting room, kitchen, pantry, utility, and WC on the ground floor as well as a family bathroom, master bedroom and two further bedrooms on the first floor - not forgetting the stunning featured stain glass window in the stairwell. Externally, the property benefits from a private, enclosed garden - a very unique aspect within the Loan - mostly laid to lawn with planted beds. Parking is available on-street, however if planning were to allow, there could potentially be scope to create private, off street parking within the garden area. In addition to the immediate space, Nithbank also enjoys being within close proximity to Hawick Motte, a well maintained children's play park as well as within walking distance to both Drumlanrig Primary School and Hawick

High School. Overall, Nithbank presents a wonderful opportunity to the first time buyer, family and/or investor to restore and modernise a truly stunning family home. 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:**

F

**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:**

£170,000

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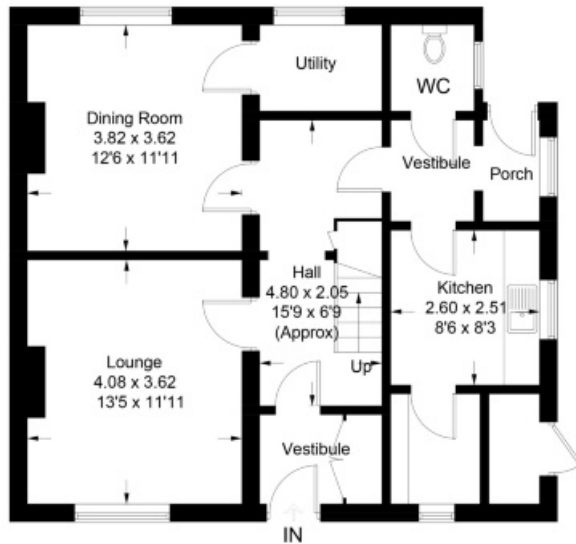




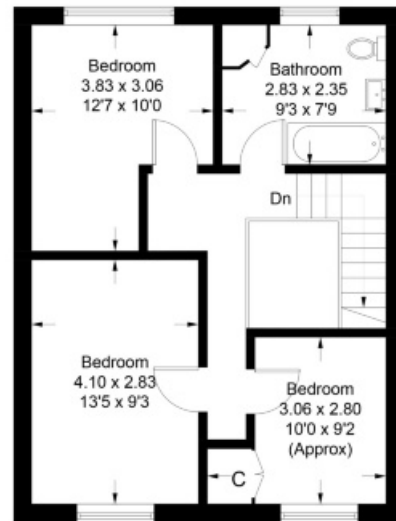


### Nithbank, 24 Loan, Hawick

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@esketch.com © (1D867021)

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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.