

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**The Bourach, Acreknowe
Farm, Hawick,
TD9 9UQ**

Offers Over: £350,000



Tucked away from view and enjoying a particularly private aspect with unspoilt views over the grounds and surrounding countryside, sitting on 0.75 acres, The Bourach is a substantial, four-bedroom detached bungalow located a short five miles from Hawick. Ideal for those looking for their forever family home, or those looking to pull away from a busy city lifestyle, The Bourach really does need to be viewed in order to be fully appreciated.



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Internal Accommodation

Entrance vestibule, hallway, living room, kitchen / dining room, utility room, master bedroom with dressing area and shower room with WC and wash hand basin, three further bedrooms, family bathroom with WC, wash hand basin and separate shower cubicle.

External Accommodation

The property is surrounded by private garden grounds, formed in a combination of hard and soft landscaping. We understand that the total area of land pertaining to the property extends to approximately 0.75 acres.



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:

Tucked away from view and enjoying a particularly private aspect with unspoilt views over the grounds and surrounding countryside, sitting on 0.75 acres, The Bourach is a substantial, four-bedroom detached bungalow located a short five miles from Hawick. The highly sought after rural area offers easy accessibility with an almost incomparable tranquillity – perfect for those that value their privacy but enjoy having a few neighbours close by as to not be completely isolated. The bungalow itself was constructed in 2012 and boasts an impressive internal floor area of 165sqm, providing comfortable accommodation for all the family as well as a superior level of storage space within the attic and upper level of the garage/workshop. The living space and master suite are of particular note, both enjoying a wealth of natural light as well as fantastic open views of the surrounding hills. The master suite also enjoys a walk-in wardrobe, en-suite shower room and access to a private, enclosed garden area that hosts a hot tub and al-fresco seating – the perfect, private adult space for relaxing in the evening. Addition external benefits include the detached garage, with work shop at the rear and sprawling driveway providing generous off-street parking. Ideal for those looking for their forever family home, or those looking to pull away from a busy city lifestyle, The Bourach really does need to be viewed in order to be fully appreciated.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Additional items included within the sale: washing machine, dishwasher, dryer, hot tub, outdoor fort, trampoline and chicken coop.

Services:

Mains electricity with private water and drainage. The property is provided with a full central heating, served by a biomass pellet boiler located in the garage and serving underfloor heating pipes throughout the property. In addition to this, the wood burner is high watt and can facilitate the heating of the entire property. The Bourach is also very well insulated throughout.

EPC:

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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:

£350,000

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Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID801277)

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

Also At:
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Peebles, Tel 01721 723 999
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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.