

Hawick
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SOLICITORS & ESTATE AGENTS

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**Casalena,
Commonside, Hawick,
TD9 0LA**

Offers Over £625,000



Engulfed in the most beautiful scenery, within a most sought after rural location, Casalena, Commonside presents an exciting opportunity to those looking for a substantial family home on the outskirts of Hawick. Boasting the best of modern construction, the property was built in 2019 and extends to an impressive and well-utilised 222sq.m. Externally, the smallholding extends to an approximate 5 acres including garden and paddock grounds, ideally suiting those with a passion for equestrian pursuits. Viewings are considered essential to fully appreciate this phenomenal family home.



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Ground Floor

Entrance Hall, Hallway, Living Room, Sitting Room/ Library, Kitchen/Dining Room, Utility Room, WC.

First Floor

Landing, Principal Bedroom with En Suite Dressing Room and En Suite Shower Room (and with Balcony Off), Guest Bedroom with En Suite Dressing Room/Office and En Suite Shower Room, Two Guest Bedrooms with En Suite Dressing Areas and Shower Rooms and a Dressing Room accessed from first floor landing level.

External Accommodation:

Private garden grounds are provided to the front, side and rear elevations with areas of paddock ground to the rear. We understand that the garden grounds and paddock grounds extend to approximately five acres in total or thereby. Additionally, there is a detached garage, sweeping driveway and a garden shed/workshop within the grounds.



Situation:

The subjects are located within a rural setting, approximately 7 miles from Hawick. 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:

Engulfed in the most beautiful scenery, within a most sought after rural location, Casalena, Commonsides presents an exciting opportunity to those looking for a substantial family home on the outskirts of Hawick. Boasting the best of modern construction, the property was built in 2019 and extends to an impressive and well-utilised 222sq.m. With four double bedrooms, all benefitting from en-suite shower rooms with underfloor heating as well as walk-in wardrobes, multiple reception rooms and an incomparable wealth of natural light cascading throughout, Casalena is an exquisite addition to the sales market. Exuding modern architecture, with the welcoming feel of some rustic accents, Casalena would be ideal for the larger family or those looking to pull away from a busy city lifestyle and benefit from a truly turnkey investment.

Externally, the smallholding extends to an approximate 5 acres including garden and paddock grounds, ideally suiting those with a passion for equestrian pursuits. The garden grounds comprise of a mix of soft and hard landscaping with a lovely patio, fantastic for alfresco dining as well as a hot tub area. The sprawling driveway allows for an abundance of private, off-street parking while the property also boasts a brick and timber framed detached garage that is inkeeping with the style and overall aesthetic of Casalena. Viewings are considered essential to fully appreciate this phenomenal family home.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. CCTV cameras at all four corners of the property giving secure coverage over all areas including the 3 paddocks.

Services:

Water is from a borehole shared with the neighbouring property with drainage also being private. An oil fired boiler located within the utility room serves the central heating system via radiators. Hot water is provided either via the oil fired boiler or alternatively by means of an electric immersion heater. Double glazing throughout as well as WiFi system that provides excellent speeds.

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:

£610,000





Caslena, Commside, Hawick, TD9 0LA

Approximate Gross Internal Area
230.4 sq. m / 2480 sq. ft.



Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans@sketch.com © 2022 (10166752)

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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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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.