

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**3 Rectory Close,  
Liddesdale Road, Hawick,  
TD9 0ET**

**Offers Over: £160,000**



Set within a most desirable and rarely available residential area, 3 Rectory Close, Liddesdale Road is brought to the market in immaculate, move-in condition. Having recently been renovated throughout, the property sports modern fixtures and fittings as well as an abundance of internal storage - fantastic for those looking for immediate entry to their turn-key family home. Early viewings are considered essential to fully appreciate.



# 3 Rectory Close, Liddesdale Road, Hawick,

TD9 0ET

**Offers Over: £160,000**

## Ground Floor

Entrance porch, living room and family dining kitchen

## First Floor

Landing, principle bedroom, a further two generously proportioned double bedrooms and family shower room

## External Accommodation

Private, enclosed garden to the rear that comprises of both lawn and stone chips as well as ample private, off-street parking in the residents cul-de-sac. Further parking facilities are available on-street.



**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 within a most desirable and rarely available residential area, 3 Rectory Close, Liddesdale Road is brought to the market in immaculate, move-in condition. Having recently been renovated throughout, the property sports modern fixtures and fittings as well as an abundance of internal storage - fantastic for those looking for immediate entry to their turn-key family home. The floor plan is well thought out and extends to an impressive 87sqm, affording the buyer with not only spacious living accommodation and a family sized dining kitchen but also three generously proportioned double bedrooms on the upper elevation - all offering additional built-in storage facilities. Externally, the home enjoys a private, rear garden that is fully enclosed and comprises of a mix of lawn and stone chips while also benefitting from private, off street parking within the residents cul-de-sac. Decorated in neutral tones throughout, 3 Rectory Close would ideally suit a first time buyer, those looking for a forever family home, or those with a need for a an at home work space. Early viewings are considered essential.

**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:**

£160,000

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### 3 Rectory Close, Liddesdale Road, Hawick

Approximate Gross Internal Area  
87.6 sq m / 943 sq ft

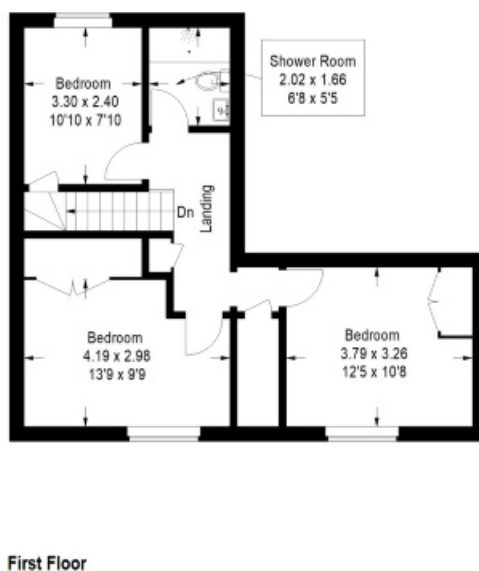
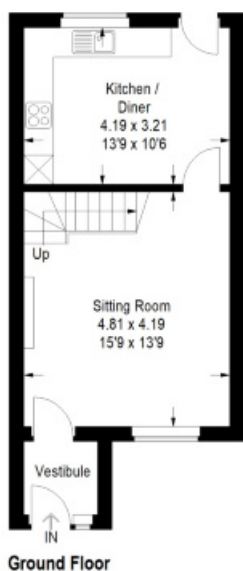


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
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Langholm, Tel 013873 80482

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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.