

Hawick
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Rashiel, Craigmount Park, Minto

TD9 8SB

Offers Over £320,000



Adorned with beautifully ornate, period features throughout and located within a most sought after, stunning parkland estate, Rashiel, Craigmount Park, Minto is a must see for prospective buyers. The detached, cottage style bungalow was originally built in 1900 and has benefited from being altered and modernised over the years to provide the current accommodation - while retaining a large portion of its original charm. Extending to an impressive 165sqm, the property boasts a highly versatile layout and is brought to the market in move-in condition.



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Situation:

Minto is a picturesque and historic conservation village, one of the most desirable within the region, lying just a few minutes from Denholm, which offers a good range of facilities catering for day-to-day needs. There is a primary school in Denholm, with secondary in either Hawick or Jedburgh. Well placed for access to surrounding towns and villages and enjoying an overall active community life, this is a superb setting overall. There are numerous activities on hand for those with an interest in sporting and/or country and equestrian pursuits, including beautiful walks and nearby golf course. A wide selection of bars, restaurants, and retail outlets can be found in the nearby southerly Borders town of Hawick.

Description:

Rashiel is deceptively spacious with the internal floorplan affording the buyer with an incomparable versatility which should be particularly appealing to those in need of an accessible, long-term family home. Internally comprising of an entrance hallway, a grand family living room, kitchen, sitting room / potential third bedroom, inner hallway, principal bedroom with a full owners suite, inclusive of a dressing room and en-suite shower room, one further double bedroom and a family shower room.

Externally, Rashiel's picturesque location can be appreciated in abundance, with the benefit of extensive private garden grounds being enjoyed to the front, side and rear elevations. The garden grounds comprise of a mix of both hard and soft landscaping with seating areas, mature planted beds, a vegetable allotment and areas of well-kept lawn. Further external benefits include the detached double garage to the rear, brick built outhouses and the close proximity to the renowned Minto Golf Course.

Overall, Rashiel, Craigmount Park would ideally suit those looking for a long-term family home, those looking to escape a busy city lifestyle and relax in a peaceful semi-rural location or those in need of a property versatile enough to provide them with an at home work space. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains electricity and water. Oil fired central heating. Private drainage via a septic tank.

EPC:

E

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:

£320,000.00

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Rashiel, Minto

Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft
(Including External Store)

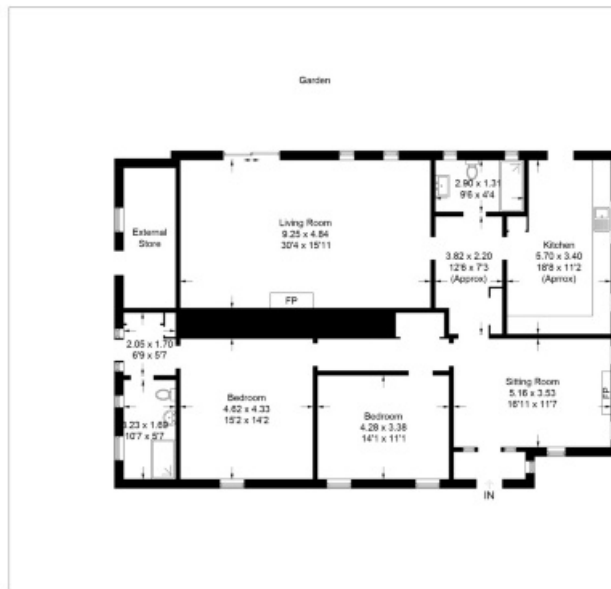


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID929218)

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

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.