

**Hawick**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Linden House, Linden Park, Hawick,

TD9 8SU

**OIRO £610,000**



Linden House is an impeccably presented four-bedroom bungalow situated in a most sought after, gated community on the outskirts of Hawick. Surrounded by an approximate 1.5 acres, and enjoying an elevated position, the property is engulfed in beautiful scenery from every aspect. Originally built in 1950, Linden House has been extended and altered over the years to provide the impressive accommodation that it sports today, which extends to a spacious 228sqm.



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**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:**

Boasting period charm throughout, the home exudes a welcoming aesthetic that should ideally suit to those looking for a long-term family home. The turnkey opportunity is home to a versatile layout while enjoying plentiful living accommodation, inclusive of a substantial living room, an open plan kitchen diner, utility room, family bathroom and a well-proportioned study that could easily be used as a fourth bedroom if the buyer so wished. Further sleeping accommodation includes the full master suite, which boasts the principle bedroom, a large dressing room, en-suite shower room and an adjoining store / nursery room. In addition, Linden House enjoys two further double bedrooms, one of which forms an almost self-contained apartment with an en-suite bathroom and access to the utility room as well as the external space.

Externally, the bungalow is surrounded by extensive, well-maintained garden grounds comprising of a mix of soft and hard landscaping as well as a large driveway that allows for an abundance of off-street, private parking. In addition, there are extensive outbuildings pertaining to the property, these include a single car garage, an oak framed carport, a summer house, a coal store, a boiler store, a log store and a workshop. Some of the outbuildings have the benefit of mains electrical supply with a wood burning stove also provided within the workshop.

Overall, Linden House is a substantial, beautiful bungalow that provides plentiful accommodation for the whole family, as well as additional space for those with a need to work from home. Viewings are highly recommended in order to fully appreciate,

**Fixtures and Fittings:**

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

**Services:**

Mains electricity, private water and drainage. Oil fired central heating.

**EPC:**

C

**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.

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

£630,000

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### Linden House, Linden Park, Hawick

Approximate Gross Internal Area = 236.4 sq m / 2545 sq ft

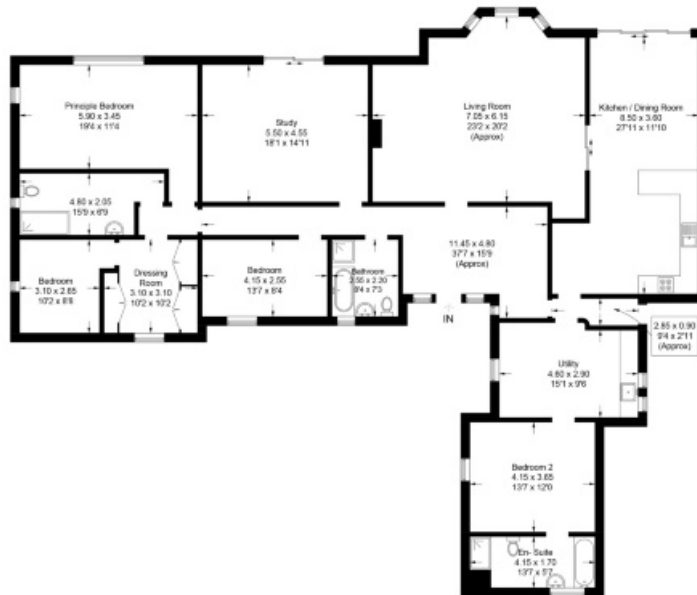


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID935438)

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Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868  
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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.