

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**23 Liddesdale  
Road, Hawick, TD9  
0EW**

**OIRO £155,000**



Situated in a most sought after residential area of Hawick, 23 Liddesdale Road is a beautiful addition to the sales market. Offering spacious living accommodation throughout, the property is presented in move in condition although allows the new owner to really add their own stamp through time.



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0EW

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**Location:**

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:**

Internally consisting of an entrance hallway, lounge, kitchen and dining room/bedroom four on the ground floor as well as three double bedrooms and family shower room on the first floor, 23 Liddesdale Road would make the perfect long-term family home. Decorated in neutral tones throughout, the property is adorned with period features as well as benefitting from generous garden grounds to the front, side and rear. The external space has been designed in a modular fashion so that a buyer may easily alter it if they wish as well as offering external storage by way of the large timber built shed to the rear. Ideally suited to the first time buyer or those looking for their forever family home, 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:**

E

**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:**

£155,000

**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.

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### 23 Liddesdale Road

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft

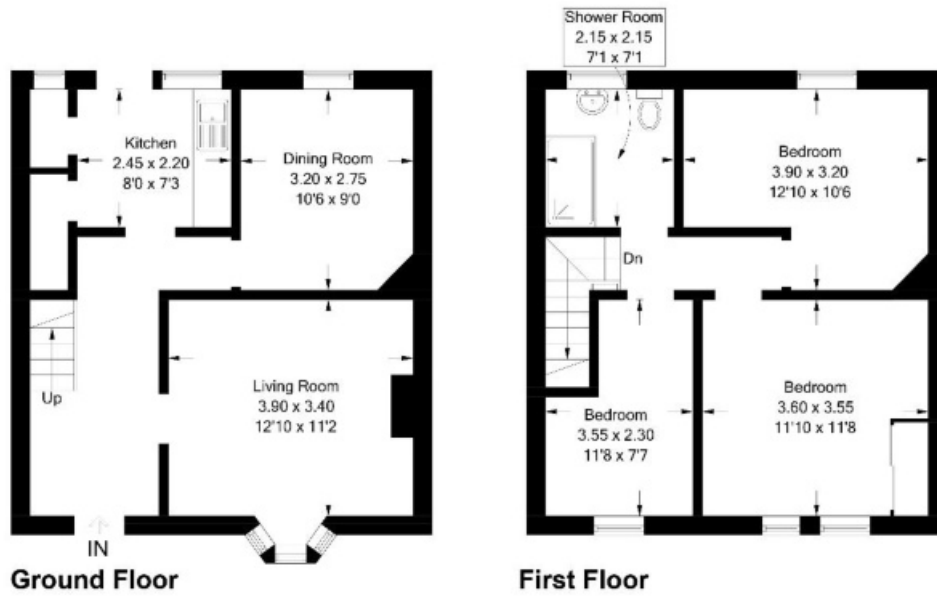


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID962582)

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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

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.