# Hawick Call 01450 372336



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**Airenlea,** 3 Teviot Crescent, Hawick, TD9 9RE



# OIRO £280,000

Airenlea, 3 Teviot Crescent is an exquisite, end of terrace townhouse being brought to the market in turnkey condition. Extending over three floors, this property is decorated to the highest of standards and offers spacious accommodation as well as an abundance of storage throughout. Adorned with period features while enjoying a modern twist, this really is the ideal family home set within the heart of Hawick. Viewings are considered essential to fully appreciate.



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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:**

Spawning over an impressive 207 sq.m, Airenlea is home to an entrance vestibule, a welcoming entrance hallway, sitting room/dining room, dining kitchen with double doors leading to the rear garden, WC and utility room. Moving upward by way of the turret staircase, the first floor comprises the formal lounge, family bathroom, master bedroom and a double bedroom while the attic level offers three further double bedrooms and a well-appointed shower room. Externally, the home enjoys extensive private garden grounds that are presented in impeccable order – mostly laid with patio and lawn. Additionally, the home benefits from a full length cellar with a good ceiling height – therefore offering further scope to develop if the buyer so wished.

#### **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:

D

#### 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:

£280,000.00

#### **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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#### Airenlea, 3 Teviot Crescent, Hawick Approximate Gross Internal Area = 207.8 sg m / 2237 sg ft



Itatration for clerif fication purposes only, measurements are approximate, not to easile, floorplansUsketch port (2) (D977735)

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#### 31/35 High Street, Hawick, TD9 9BU Phone: 01450 372336 Fax: 01450 377463 Email: hawick@cullenkilshaw.com

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.