

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 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.





## Airenlea,

3 Teviot Crescent, Hawick, TD9  
9RE

OIRO £280,000





**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:**

Spanning 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.

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)





