

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Lilybank

40/2 Weensland Road, Hawick,
TD9 9NP

OIRO £130,000



Lilybank, 40/2 Weensland Road, is a most attractive upper floor villa located within a sought after residential area of Hawick. Presented to the market in impeccable, turnkey condition, the two bedroom home is the ideal purchase for a first time buyer, those with a small family or those looking to downsize.



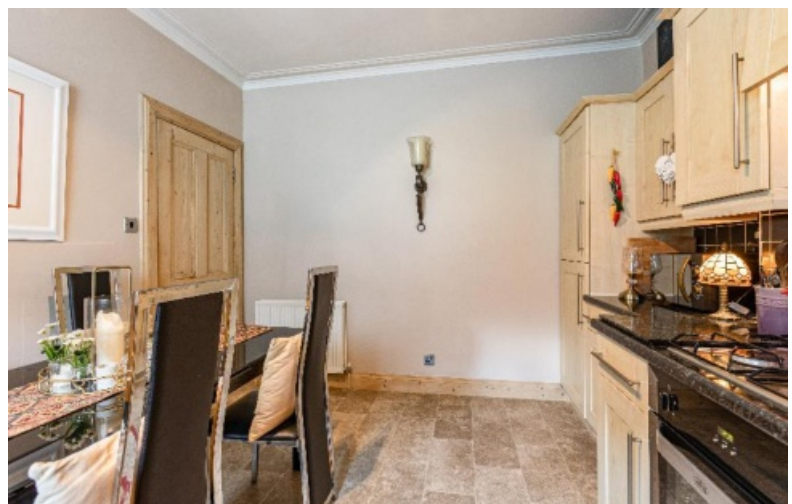
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Location:

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:

Adorned with period features and traditional charm, Lilybank enjoys spacious living accommodation throughout while offering a cosy, welcoming aesthetic to the new buyer. Beautifully presented from top to bottom, the property consists of an entrance vestibule, hallway, lounge, bathroom with four piece suite, master bedroom and a further small bedroom (currently utilised as a dressing room with built in wardrobes) with the heart of the home being found within the stunning dining kitchen. It is worth noting that the property offers nothing but the best quality throughout, from the large internal doors that were dipped to expose the natural, pure wood to the Roca bathroom suite. Externally, the property enjoys a generously proportioned, private garden to the rear as well as private parking by way of a detached single garage in addition to the abundance of on-street parking facilities. Viewings are considered essential in order to fully appreciate.

Planning potential:

Lilybank offers a generously proportioned, floored attic that spans the full length of the property with a good ceiling height. Therefore, providing that the appropriate planning permissions were sought and obtained, there is the potential to extend into the attic space affording the property with an additional two bedrooms.

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:

£130,000.00

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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Lilybank, 40/2 Weensland Road, Hawick

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft

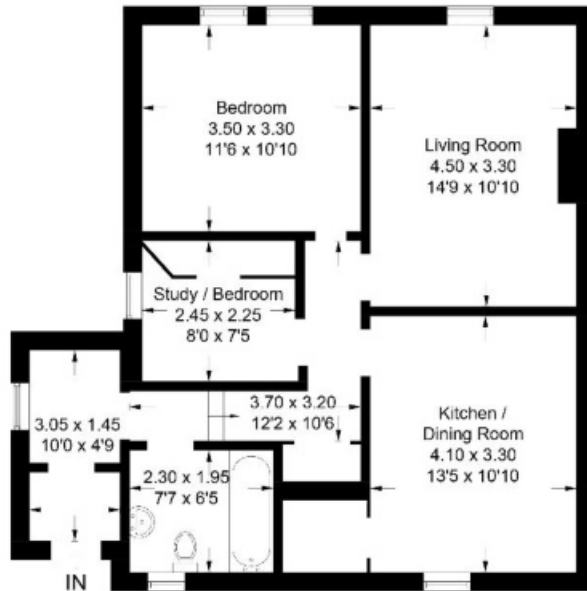


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979153)

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Hawick, TD9 9BU
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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

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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.