

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



19 Longcroft Crescent, Hawick, TD9 0BW

OIRO £125,000



Brought to the market in exceptional order, 19 Longcroft Crescent is a most idyllic family home located in the highly sought after 'West End' of Hawick. Recently renovated throughout, the spacious two bedroom, terraced home extends to an approximate 76sqm and affords the buyer truly turnkey accommodation. Viewings are considered essential to fully appreciate.



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Home Report Value:
£125,000

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.



Description:

Exuding warmth and a rustic charm, 19 Longcroft Crescent offers an entrance hallway, lounge with newly installed wood burning stove and a beautiful open plan kitchen dining room on the ground elevation. Moving upwards, the property boasts two generously proportioned double bedrooms, both with fantastic built-in storage facilities, a recently renovated bathroom and access to the loft. The loft offers additional accommodation as it benefits from being fully floored and fit with velux windows – albeit this space is currently presented as a bedroom, it does not meet the criteria due to the non-standard staircase, however planning could be sought to have this altered to provide a spacious third bedroom and further lend itself to being a long term family home. Externally, 19 Longcroft Crescent boasts easily maintainable patio gardens to the front and rear as well as a stone chipped driveway – the ideal garden space for young children or pets while also offering an abundance of external storage space within the garden house.

Fixtures and Fittings:

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

EPC:

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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.

Viewings:

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

Services:

Mains gas, electricity, water and drainage.

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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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Jedburgh,	Tel 01835 863 202
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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.