

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Fentonlea,
Mayfield Drive, Hawick, TD9 7EW

OIRO £315,000



Set in a particularly private, sought after residential area of Hawick, Fentonlea is presented to the market in immaculate condition throughout. Built in approximately 1985 and extending to a spacious 112sqm, this three bedroom detached bungalow offers a fantastic family space and enjoys a wealth of natural light, which cascades in from all aspects of the property. Viewings come highly recommended in order 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:

Internally comprising an entrance hallway, lounge with double aspect windows, dining kitchen, utility room, master bedroom with en-suite shower room and two further double bedrooms, Fentonlea offers an ideal family home with a generous level of storage facilities throughout. Externally, Fentonlea benefits from beautifully maintained gardens, mostly laid to patio and lawn while enjoying plentiful off-street private parking within the integral garage and adjoining driveway. In addition, the external lean-to offers further storage to the new buyer while having been previously utilised as housing for a hot-tub. Presented in an overall turnkey condition, while allowing buyers to add their own stamp should they wish, this fine family home offers an abundance of attractive features, including the exclusivity and private aspect.

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:

£315,000.00

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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Fentonlea

Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID1057852)

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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:
Galashiels, Tel 01896 758 311
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.