

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Cache-Mia

32 Leaburn Drive, Hawick, TD9
9NZ

OIRO £265,000



Set in a highly desirable, sought after residential area, Cache-Mia, 32 Leaburn Drive is a wonderful addition to the sales market of Hawick. Boasting impressive internal accommodation, inclusive of four bedrooms and three bathrooms, this truly is an idyllic family home and should appeal to such buyers, as well as those looking to move closer to the edge of town. 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.

Description:

Presented in excellent decorative order, and having been recently renovated throughout, furnished with a new kitchen and bathrooms, Cache-Mia offers a turnkey investment to the buyer, while still allowing them to add their own personal touch, should they wish. Extending to a spacious 133sqm, the internal accommodation comprises an entrance hallway, semi-open plan lounge dining room and kitchen, and a WC on the ground level. Moving to the first floor, the property offers a wonderfully proportioned master bedroom with en-suite, three further bedrooms and the family bathroom. Externally, 32 Leaburn Drive is graced with very well maintained gardens to the front side and rear, formed in combination of soft and hard landscaping, offering the ideal entertainment space, secure family play areas and relaxing seating areas for alfresco dining. Additionally, the property boasts a high degree of off-street parking, both within the driveway and integral garage.

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. Fully functioning CCTV system in place.

EPC:

C

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:

£265,000.00

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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32 Leaburn Drive, Hawick

Approximate Gross Internal Area = 159.3 sq m / 1715 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1065351)

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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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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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.