

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Ladylaw Lodge,

Rosalee Brae, Hawick, TD9 7HH

OIRO £165,000



Ladylaw Lodge forms a most unique and charming, two-storey detached home within a highly sought after area of Hawick. Originally constructed approximately 130 years ago, the attractively presented home is positioned just over halfway up Rosalee Brae, on the left hand side, and while offered to the market in a turnkey condition, the property should appeal to those looking for a long-term home that would allow for modernisation over time. Particularly private in location, the property is conveniently situated within short walking distance to the town centre, all local amenities and schooling facilities. 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. 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:

Neutrally decorated throughout, Ladylaw Lodge extends to a comfortable 77sqm and internally comprises an entrance hallway, lounge, dining kitchen, family bathroom and a double bedroom on the ground floor while offering a further two bedrooms on the first floor - both of which benefit from built-in storage facilities. Enjoying a degree of versatility within the current layout, the property has previously been extended to provide the current level of accommodation, and could lend itself to further extensions should the appropriate planning permissions be sought and granted. Externally, Ladylaw Lodge is graced with off-street, private parking facilities within the driveway as well as garden grounds to the front and side, formed in a combination of soft and hard landscaping and offering further scope of development to the buyer.

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:

E

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:

£185,000.00

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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Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

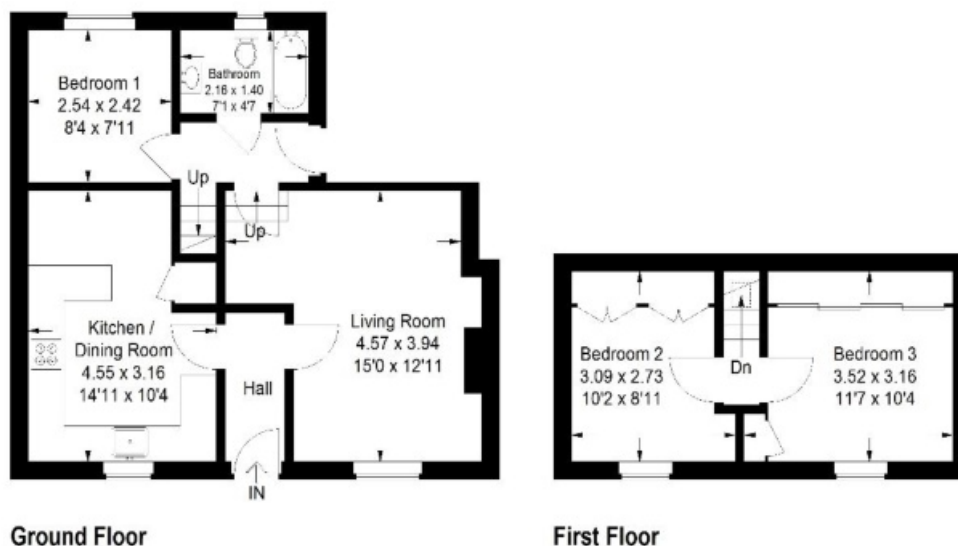


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1070438)

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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
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.