

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Greystones, 23
Wilton Hill,**
Hawick, TD9 8BA

OIRO £300,000



Unlock a truly unique world of charm and character with this substantial yet elegant 1930s semi-detached home. Offering a surprising level of privacy with its elevated position, Greystones, 23 Wilton Hill enjoys views extending over the parts of the town and breath-taking countryside. Presented in immaculate condition, the dwelling extends to an impressive 165sqm, and offers the buyer a versatile layout within the four bedroom family home.



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Hawick, TD9 8BA

OIRO £300,000

Home Report Value:
£300,000.00

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.



Description:

Sympathetically modernised over the years to provide the fantastic level of accommodation, Greystones offers the perfect balance of period features and modern styling. Accessed via a footpath at the front, or shared driveway to the rear, 23 Wilton Hill is engulfed in private, secure garden grounds on three sides that have been landscaped in a most attractive and welcoming fashion and boasts not only multiple seating areas, but a home bar and hot tub with pergola overhead.

The ground elevation currently provides an impressive level of living accommodation inclusive of the main lounge – complete with a striking bay window -, a dining kitchen with adjoining lounge, and WC. Moving to the first floor, Greystones offers thoughtfully placed sleeping accommodation inclusive of three bedrooms, two of which benefit from an abundance of internal storage and family bathroom with separate shower and claw-foot bath. The attic floor, accessed via a concealed staircase, provides a versatile space that could be utilised as a fourth bedroom, or remain as a well-appointed games room. Ideally suited to the family or those looking to move into the area, Greystones, 23 Wilton Hill demands to be viewed to be fully appreciated.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Hot tub and home bar are available at separate negotiation.

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.

Services:

Mains gas, electricity, water and drainage.

EPC:

C

Viewings:

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

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23 Wilton Hill

Approximate Gross Internal Area = 159.0 sq m / 1711 sq ft

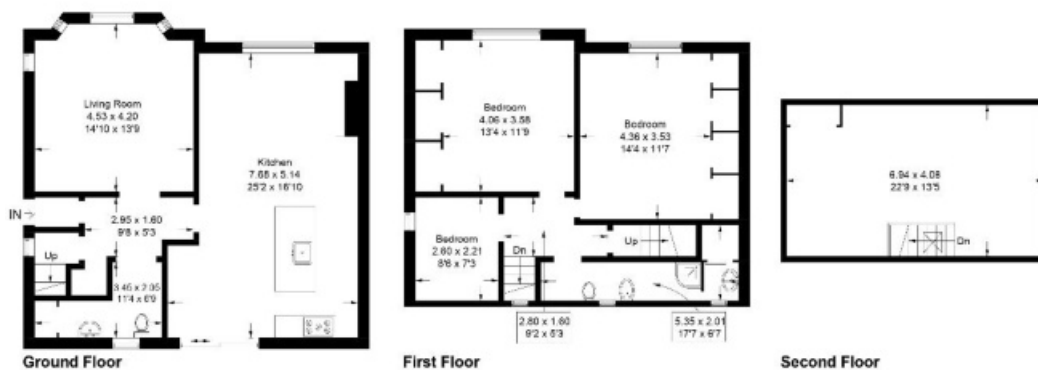


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1122479)

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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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Peebles,	Tel 01721 723 999
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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.