

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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77 Silverbuthall Road

Hawick, TD9 7BJ



Constructed approximately 65 years ago, 77 Silverbuthall Road is a two bedroom semi-detached home in a traditionally sought after area of Hawick. Conveniently positioned on a bus route and within easy reach of both Wilton & Stirches primary schools, the property should appeal to the first time buyer, small family or those looking for a downsizing opportunity. Early viewing is recommended.



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Description

Decorated in neutral tones throughout, 77 Silverbuthall Road is presented in an overall good condition, whilst allowing an opportunity for the buyer to renovate to their own taste through time. Entered via the split level, the home extends to an approximate 76m², comprising of the kitchen/diner and lounge with French doors opening to the garden on the ground level with the family bathroom and two generous double bedrooms - the master having the benefit of the en-suite shower room - on the upper level. Externally, the private garden grounds are found to the front & side and are formed in mix of hard and soft landscaping and are bound by timber fencing. Additional advantageous aspects include the ample storage facilities throughout and the benefit of gas central heating and double glazing.

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.

Fixtures and Fittings

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

Viewings

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

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.

Home Report Value

£105,000

EPC

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Approximate Gross internal Area = 83.2 sq m / 895 sq ft

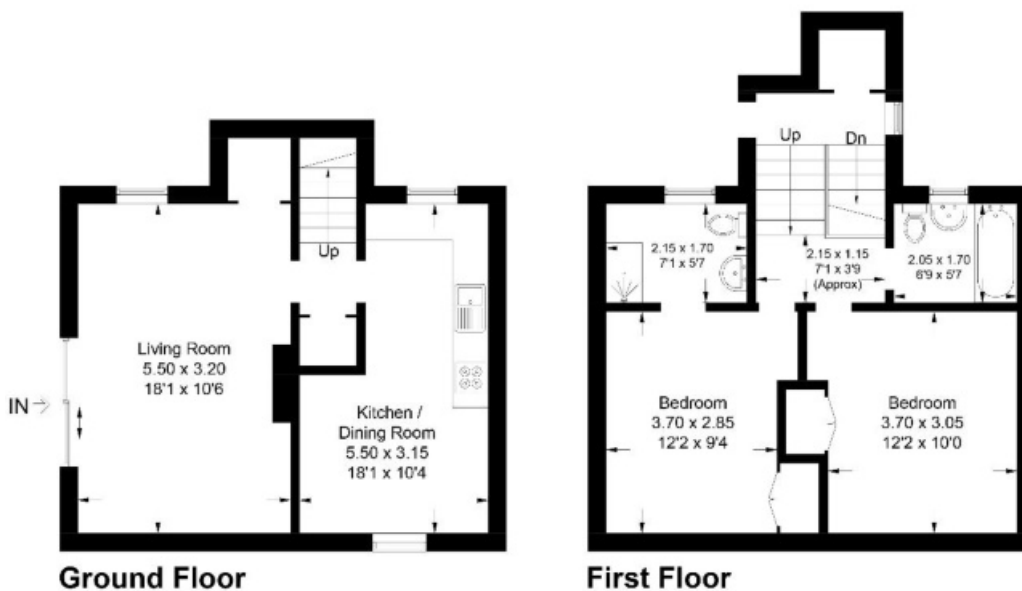


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1138424)

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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
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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.