

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**59 Weensland
Road,**
Hawick, TD9 9PJ



Enjoying a convenient position within an established residential area of Hawick, 59 Weensland Road is a fantastic addition to the sales market. Constructed in 1950 and extending to an approximate 89sqm, the two-storey, three-bedroom end-terraced house is in need of a degree of modernising but offers a wealth of potential to the new buyer and should particularly appeal to the first time buyer or those looking to downsize. 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:

Decorated in neutral tones throughout, 59 Weensland Road offers generously proportioned accommodation throughout – currently comprising an entrance hallway, lounge, kitchen with pantry and family shower room on the ground floor. Moving to the first floor, the property hosts three double bedrooms with the principal bedroom being particularly large and benefiting from built-in storage facilities. Externally, 59 Weensland Road enjoys surrounding gardens on three sides and are formed in a combination of soft and hard landscaping. The front garden is formed almost exclusively with planted beds and shrubs; while the side and rear gardens enjoy areas of patio and lawn with potential to add a driveway should the appropriate permissions be sought and granted.

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:

£125,000.00

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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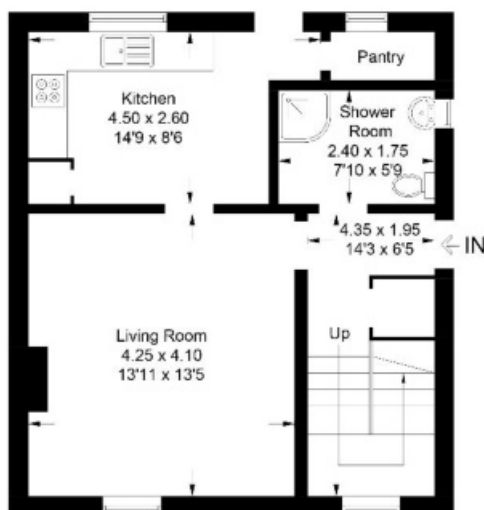
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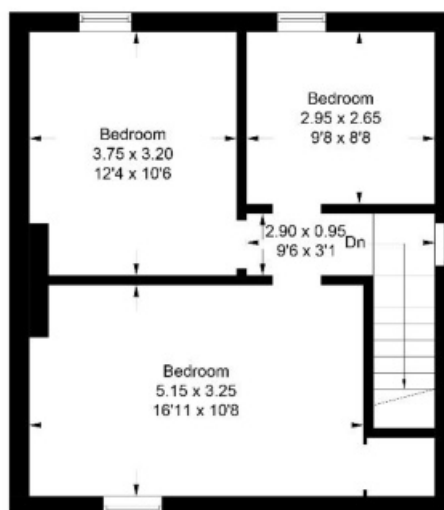


59 Weensland Road

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co.uk (ID1139268)

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



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.