

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10 Lanton Place

Hawick, TD9 7QL



We are delighted to present this two bedroom mid terraced property located within the ever popular Stirches area of Hawick. The home is immaculately presented, with the living accommodation extending to an approximate 87m², offering a good deal of space to the buyer. Viewings are considered essential to fully appreciate.



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Description

The property is entered via the entrance porch which provides fantastic storage facilities prior to entering to the split level. The lower ground floor is home to the modern fitted kitchen with integral fridge & freezer, washing machine, oven/grill and five hob gas cooker. The living room is particularly spacious, decorated in neutral tones and the wood burning stove is a real focal point. Also of particular note within the living room are the French doors which lead directly to the garden, perfect for al fresco dining. Moving upstairs, there are two well proportioned double bedrooms, both with built in storage cupboards and the family bathroom with four piece suite. The property has ample storage facilities throughout, and the loft provides further storage space.

Externally, the property has the advantage of a one car driveway to the front, with log store and external cupboard. The rear garden is fully enclosed and has been landscaped with low maintenance in mind, with a small patio area and separate lawn. The current proprietors have recently upgraded the double glazing throughout and the front porch has recently be re-rendered.

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.

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.

Viewings

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

Home Report Valuation

£125,000

EPC

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Approximate Gross Internal Area = 87.7 sq m / 944 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1141402)

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