

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7 Hassendean Farm Cottages, Hawick, TD9 8PU



In an idyllic location, a short few miles from Hawick, 7 Hassendean Farm Cottage presents a wonderful opportunity to the buyer. Enjoying outstanding views over the rolling countryside, the delightful, three-bedroom semi-detached bungalow is in need of a degree of cosmetic upgrading and would be the ideal purchase for those looking to add their own stamp onto a long-term family home.



7 Hassendean Farm Cottages,

Hawick, TD9 8PU



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:

Constructed in 1950 and extending to a comfortable 92sqm, 7 Hassendean Farm Cottages currently comprises an entrance hall, lounge with multi-fuel fire, dining kitchen, family bathroom, three double bedrooms and a well-appointed utility room. Externally, the bungalow offers extensive garden grounds, mostly laid to lawn, and benefits from two large timber sheds in addition to off-street parking facilities. Full of potential, the epitome of semi-rural living can be found within this wonderful family home and viewings are considered essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity and water supply, private drainage. Oil fires central heating system.

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:

£230,000.00

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





7 Hassendean Farm Cottages, Hawick, TD9 8PU

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1132669)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

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.