

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Longbault Road

Hawick, TD9 0BY



22 Longbault Road is a two bedroom end of terrace house situated in the well regarded "West End" area of Hawick. Constructed in approximately 1970 and extending to a comfortable 74m², the property represents a fantastic opportunity for the first time buyer, small family or those looking for a downsizing opportunity. Early viewing is considered essential.



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Description

Internally, the property comprises of the living room and modern fitted kitchen with adjoining conservatory on the ground elevation. Moving upstairs, there are two generously proportioned double bedrooms, both with the benefit of fitted wardrobes. The family bathroom is also positioned on the first floor which consists of the walk in shower, WC and wash hand basin. The property is presented to the market in move-in condition whilst allowing the opportunity for the purchaser to add their own unique flavor through time.

Externally, the property has the benefit of private, enclosed garden grounds to the side and rear which have been carefully designed and maintained by the current owners. The garden also has the benefit of a timber clad shed and summerhouse, both of which are fully powered, providing a fantastic space for the new owner to enjoy. Ample on street parking facilities can be found to the front of the home.

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.

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.

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Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

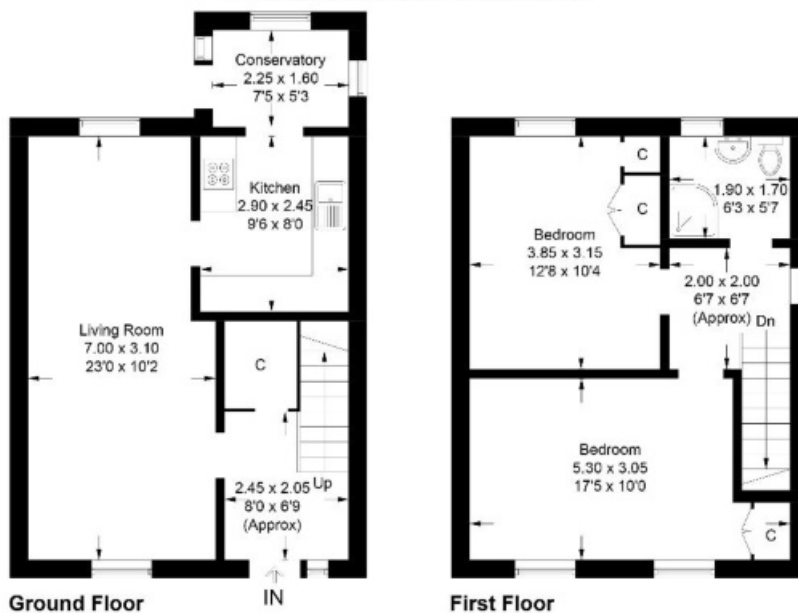


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160487)

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

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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.