

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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35 Paterson Gardens

Hawick, TD9 0DT



35 Paterson Gardens is an impeccably presented four bedroom detached home attractively positioned on the outskirts of Hawick. The property has recently been upgraded by the current owners, with the photovoltaic solar panels and new gas boiler being of particular note. The property now represents a truly turnkey investment and viewings are considered essential to fully appreciate all that this wonderful home has to offer.



35 Paterson Gardens

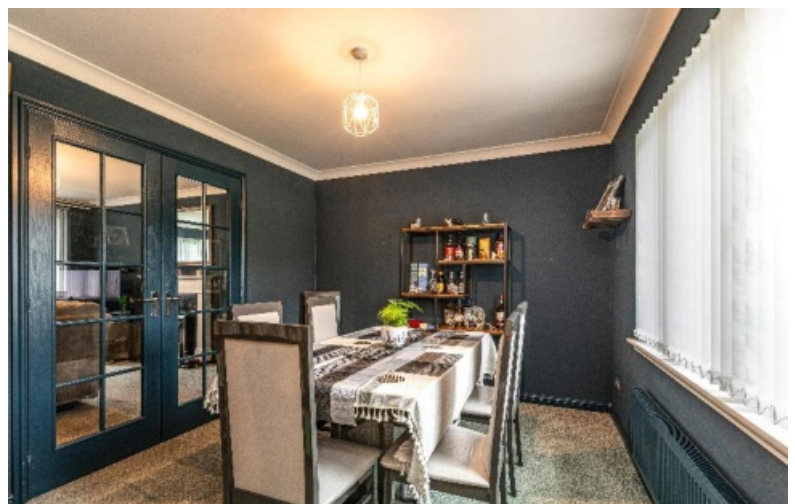
Hawick, TD9 0DT

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.



Description

Constructed approximately 16 years ago and extending to 149m² or thereby, the property is impressive in both size and style with the current proprietors having left no stone unturned. Internally comprising on the ground elevation of the living room, adjacent dining room, modern fitted kitchen with a mix of both wall and base units, recessed spotlights at ceiling height and floor level lighting, and the five hob gas cooker. Also on the ground elevation is the downstairs shower room as well as bedroom 4 or the home office, as it is currently utilised. Moving upstairs, the property has three spacious double bedrooms, and of particular note is the master bedroom with his and hers walk-in-wardrobes and en-suite shower room. The family bathroom can also be found on the first floor which has a four piece suite comprising of the separate shower and bath, WC and double wash hand basin.

Externally, the property is surrounded by well maintained garden grounds the the front and rear, which comprise a mix of hard and soft landscaping, with the back garden having the benefit of a decked area as well as the separate pergola - perfect for al-fresco dining on those warmer evenings. The property also enjoys the benefit of the garage, which provides further storage space and also houses the brand new worcester gas boiler. Ample parking is available to the front by way of the multi-car drive.

Services

Mains gas, electricity, water and drainage.

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.

Fixtures & Fittings

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

Home Report Valuation

£340,000

EPC

B

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Approximate Gross Internal Area = 173.6 sq m / 1869 sq ft
(Excluding Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160030)

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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
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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.