



4 Thornwood Avenue, Hawick, TD9

Offers in Region of £295,000





4 Thornwood Avenue

Hawick, Hawick

Set within a peaceful cul-de-sac in Hawick, this spacious four-bedroom detached home enjoys privacy, natural light and beautifully established wrap-around gardens.

Almost hidden from the road and surrounded by mature greenery, the property offers a wonderful sense of seclusion while remaining close to local schools, amenities and transport links via the A7 and A68.

Inside, bright and well-proportioned living spaces include a dual-aspect living room flowing into the dining area, with patio doors opening onto a private patio and garden views beyond. Upstairs, four generous bedrooms provide flexible space for family living, guests or home working.

With easy access to Hawick's new Active Travel Network and nearby cycle path routes, the property perfectly combines outdoor living with everyday convenience. Private viewings are now being arranged.

Council Tax band: E



Entrance Porch

A welcoming entrance porch provides a sheltered transition into the home – light-filled, cosy and practical, offering a pause from the elements before stepping through to the main hallway beyond.

Hallway

Welcoming and well-proportioned, the hallway creates a bright and inviting first impression with natural light from the stairway window. From here, the home flows naturally into the dining area and spacious living room, while also providing access to the kitchen and ground floor WC. Practical storage includes a cupboard beneath the stairs and a cloak cupboard, while a charming stable door offers convenient access to the side garden.

Living Room

13' 9" x 21' 8" (4.20m x 6.60m)

Occupying the full depth of one side of the home, the living room is impressively spacious and wonderfully light-filled. Patio doors open onto a secluded front patio area, creating a quiet spot to sit and enjoy the setting, while a large rear window frames views across the garden and towards Mansfield beyond the river. A fireplace provides a natural focal point, adding warmth and character to the generous proportions of the room. Open plan in its connection to the dining area, the space flows effortlessly, enhancing the sense of openness while retaining a comfortable and homely atmosphere. Dual aspect and generous in scale, this is a room designed for relaxed family living and easy entertaining.



Dining Area

9' 6" x 11' 10" (2.90m x 3.60m)

Flowing naturally from the living room, the dining area continues the sense of openness and connection that defines the ground floor. Generous in scale, it comfortably accommodates family dining while remaining visually linked to the principal reception space. A large window overlooks the rear garden, drawing in natural light and reinforcing the home's relationship with its outdoor setting. A door provides direct access to the kitchen, ensuring both practicality and easy everyday living. Bright, balanced and well positioned, it forms an integral part of the home's social layout.

Kitchen

10' 2" x 11' 10" (3.10m x 3.60m)

Spacious and well laid out, the kitchen is arranged in a generous U-shaped design, offering extensive storage and ample worktop space for everyday cooking and family life. Well connected to both the dining area and hallway, it sits naturally within the home's layout. A window overlooking the rear garden fills the room with natural light, while an additional side window enhances brightness throughout the day. Practical in scale and thoughtfully arranged, it is a kitchen designed for functionality without compromising on space.

WC

3' 11" x 5' 11" (1.20m x 1.80m)

Conveniently positioned at the end of the hallway, the ground floor WC adds everyday practicality to the layout. A front-facing window provides natural light and ventilation, enhancing the sense of space within this useful addition.





Stairway/Landing

A U-shaped staircase rises to the upper level, illuminated by two well-positioned windows that bring natural light into the space as you ascend. The landing above is wide and well proportioned, creating an open and airy feel. From here, access is provided to all four bedrooms and the family bathroom, with the added benefit of an upstairs storage cupboard – a practical feature for modern family living.

Master Bedroom

11' 6" x 11' 6" (3.50m x 3.50m)

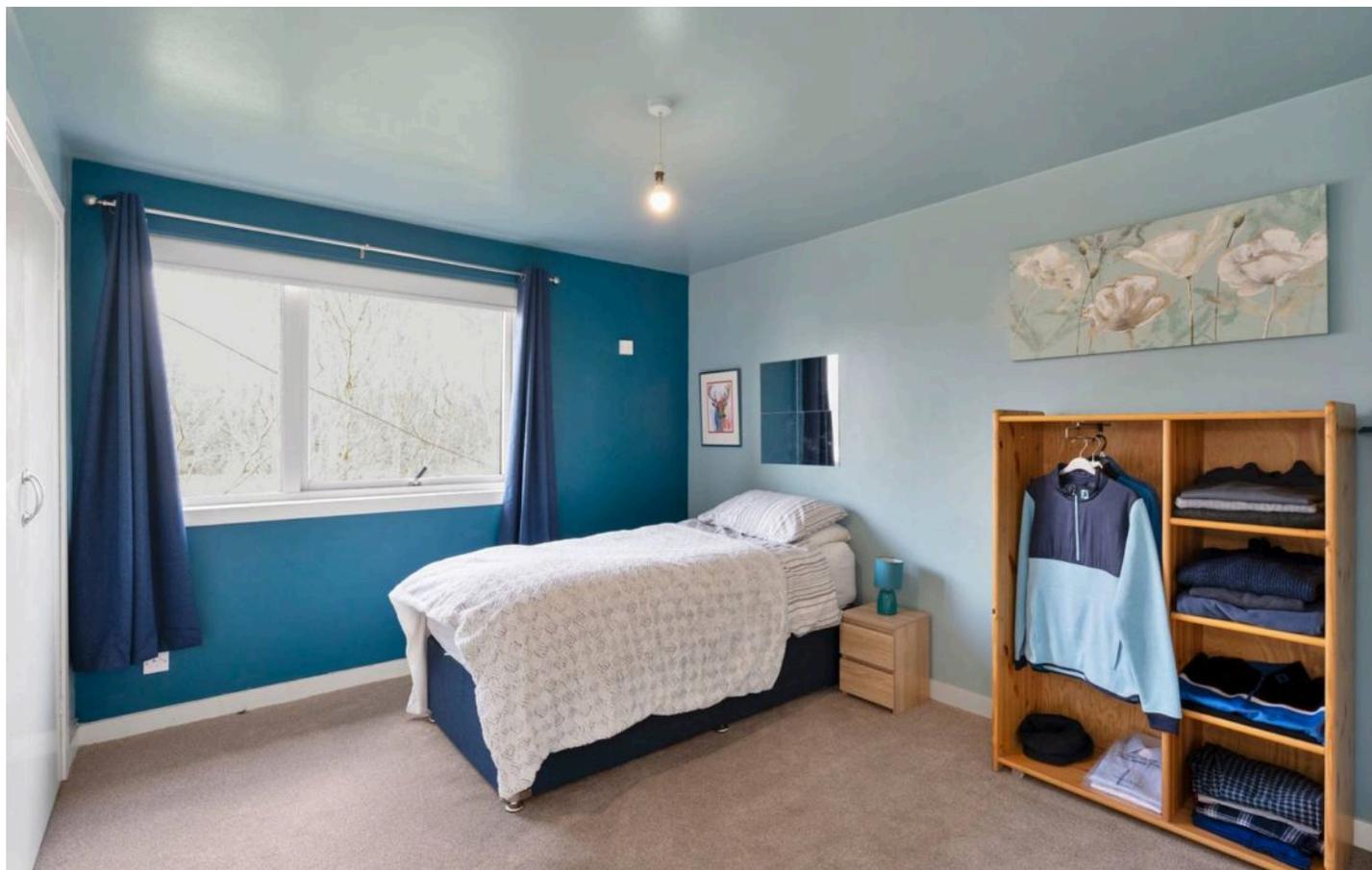
Spacious and well proportioned, the principal bedroom enjoys a large rear-facing window overlooking the garden and extending towards views of the rugby pitch beyond. The outlook enhances both light and openness, creating a calm and restful setting. Built-in wardrobes run along one wall, providing extensive storage while maintaining clean lines and generous floor space. Comfortable in scale and practical in design, it offers a well-balanced retreat at the end of the day.



Bedroom 2

11' 6" x 11' 10" (3.50m x 3.60m)

Equal in scale to the principal bedroom, Bedroom Two offers generous proportions that could easily serve as an alternative main bedroom. A large rear-facing window overlooks the back garden, ensuring excellent natural light and a pleasant outlook. Two walk-in wardrobes extend along the length of the room, providing exceptional storage and enhancing its versatility. Spacious and well balanced, it is a substantial double bedroom in its own right.



Bedroom 3

9' 6" x 11' 6" (2.90m x 3.50m)

Positioned to the front of the home, Bedroom Three overlooks the front garden and benefits from excellent natural light. Slightly smaller in scale yet still comfortably proportioned, it remains a generous double room. Full-length fitted wardrobes provide substantial storage, enhancing both practicality and floor space. Bright and airy, it offers flexibility for family use, guests or home working.

Family Bathroom

Spacious and well appointed, the family bathroom is positioned to the front of the home and benefits from a window providing natural light and ventilation. The layout includes both a separate shower cubicle and a bath, offering flexibility for busy family life. Practical in design and generous in proportion, it comfortably serves the four-bedroom accommodation.





From above, the setting becomes clear. Sitting gently back from the street and framed by mature greenery, the home feels quietly tucked away within this peaceful Hawick cul-de-sac. From the parking area and garage above, a short walk down the steps leads you into a quieter world, where the pace slows and the tension of the day seems to disappear with each step. At the front, a secluded patio sits privately beside the home – a sheltered place to sit and enjoy the calm surroundings. The wrap-around gardens soften the edges of the house, creating a sense of space and privacy rarely found so close to town. To the rear, the garden continues this feeling of seclusion, opening onto another patio area complete with a charming stone-built barbecue, ideal for relaxed evenings and outdoor gatherings.

Beyond the garden boundary, the landscape opens toward Mansfield and the surrounding countryside, reminding you that the Scottish Borders are never far away. It is a home that feels settled in its place – calm, private and connected to the landscape around it.

Spacious 4 Bedroom Detached Family Home

Open Plan Living & Dining Layout

Easy Access to Hawick's new Active Travel Network

Wrap-Around Sunny Gardens with Multiple Patio Areas

Quiet Cul-De-Sac Setting in Hawick, TD9



Front Garden

From the front garden and driveway, steps lead down through a gate to a secluded patio, partially hidden by the gently sloping lawn and boundary walling. Accessed directly from the living room's patio doors, it provides a private and sheltered space to relax. The gardens wrap around both sides of the home, enhancing the sense of space and privacy. A side door leads through to a sunny rear patio, perfect for enjoying the outdoors throughout the day. Beneath the garage, two useful external storage cupboards offer practical space for garden tools, bikes or outdoor equipment.

Rear Garden

The rear garden enjoys a private patio area framed by mature planting and established trees, creating natural screening and a strong sense of seclusion. Thoughtfully arranged and well maintained, the space feels serene and sheltered – an ideal setting for quiet mornings or relaxed evenings outdoors. With greenery softening the boundaries and privacy carefully preserved, it offers a genuine escape from the pace of everyday life.

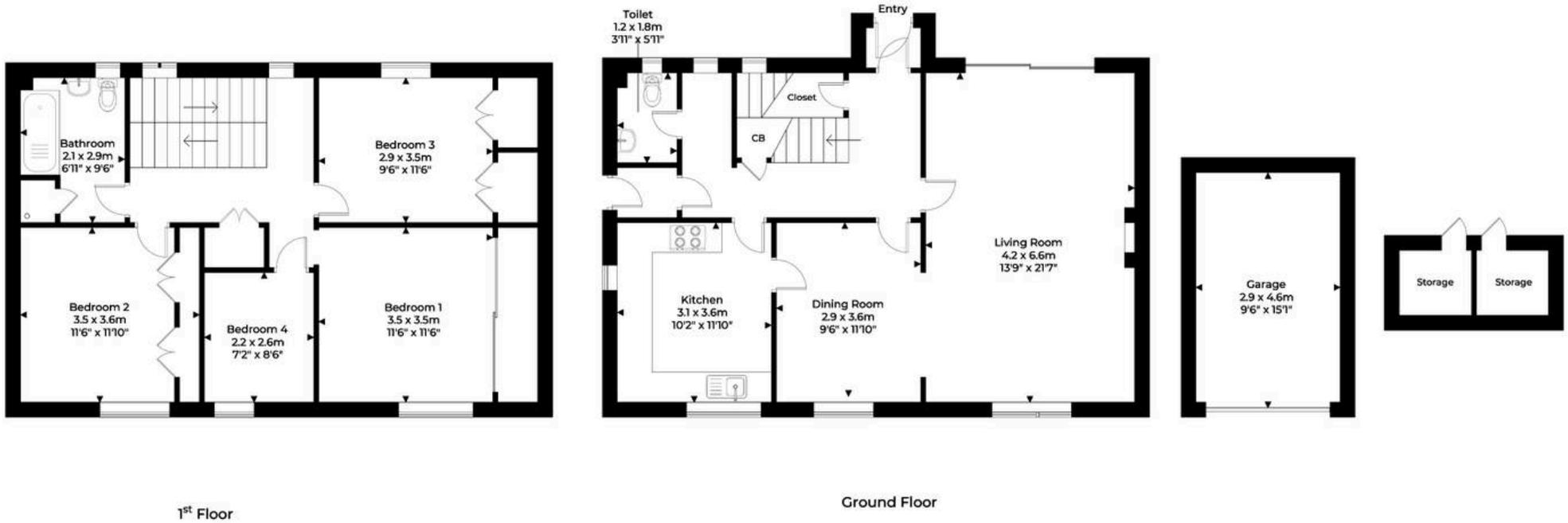
Garage/Parking

An elevated garage and substantial parking area sit beside the road, providing off-street parking for up to three vehicles. An elevated private parking area beside the garage offers convenient space for two vehicles. Positioned above the level of the home, this arrangement enhances both convenience and privacy, subtly separating the property from the road and reinforcing its secluded feel.





4 Thornwood Ave TD9 9RT
Approximate Gross Area
150 sq m / 1615 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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