Victoria Cottage, 19 Lothian Street, Hawick
Victoria Cottage is a lovely four bedroom detached house offering a versatile and flexible layout with the option of having a bedroom with dressing room attached at ground level or, alternatively, this could be used as an additional reception room with study. Bright and spacious accommodation in good order with the benefit of a superb sun room running the full length of the house. Substantial established garden with areas of lawn, shrubs, plants and trees and with a large chipped seating area in an elevated position, ideal for al-fresco dining. A lovely family home situated in a quiet residential area set behind Lothian Street, a couple of minutes’ walk from the High Street and other local amenities. Viewing is considered essential to fully appreciate this property.

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 Waverley 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.

For sat nav users, the postcode is TD9 9HD

SERVICES

COUNCIL TAX BAND
B

FITTINGS AND FIXTURES
The sale shall include any carpets, floor coverings, light and bathroom fittings. Dishwasher (although no warranty is given as to the condition of the appliance).

VIEWING
By appointment with the Selling Agents.

ENTRY
By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE RATING
E

SELLING AGENTS
CULLEN KILSHAW
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55 High Street
Hawick
TD9 9BP
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IMPORTANT
Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

For further information please contact:

Sorcha Wilson, Estate Agent - 01450 372336

Culkin Shaw, 55 High Street, Hawick, TD9 9BP

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