



3 Whitlaw Gardens

Hawick, TD9 9SL

Offers Over £350,000



This bungalow on the outskirts of Hawick offers spacious & versatile accommodation with well-maintained gardens, perfect for those seeking a quieter lifestyle without compromising on space.



3 WHITLAW GARDENS

Nestled on the outskirts of Hawick, this charming detached bungalow is set within a generous wrap-around garden plot, offering privacy, space and flexibility in abundance. Internally, the property boasts generous and flexible accommodation including four bedrooms, with a master en-suite, a bright and spacious living room with an adjoining sun-room, and a well-appointed dining kitchen, making it ideal for a variety of lifestyles; whether you're seeking a spacious family home, looking to downsize without compromising on space, or in need of versatile rooms for work or hobbies, this ticks all the boxes.

Externally, the gardens are mainly laid to lawn, ideal for those keen gardeners and extensive driveway and garage offer exceptional private parking and storage solutions.

LOCATION

The property is placed on the outskirts of town and is within easy reach to the town with all amenities and a good selection of shopping and local facilities. There is also easy access to Edinburgh via the A7 and the South to Carlisle via the A7 with good bus and road connections to all borders towns and surrounded by beautiful countryside with the hills. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle Ideal for walking and quiet roads for cycling. For golf enthusiasts there is also a well-regarded golf course.

HIGHLIGHTS

- One level living
- Generous Accommodation
- Rarely Available Area
- Wrap Around Gardens
- Extensive Driveway

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room with Sunroom off, Dining Kitchen, Utility Room, WC and Four Bedrooms (one with en-suite shower room) and Shower Room.

SERVICES

Mains electricity, water, private drainage to septic tank, oil heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. 165m2 or thereby.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £350,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



