

HASTIN & S
LEGAL



Beaumont

18 Park View, Wilton Dean, Hawick, TD9 7JE

Offers Over £295,000





Beaumont is a well presented three bedroom detached bungalow in a prime location, offering stunning south facing views, spacious living and excellent outdoor space in peaceful setting.



BEAUMONT

A desirable and rarely available three bedroom bungalow, set within a cul-de-sac in one of Hawick's most sought after residential areas; enjoying wonderful south facing views over Wilton Park and the town beyond. Ideal for modern family living, Beaumont is nestled on the edge of town, a stone's throw from woodland walks and green open spaces, yet close to all local amenities. With generous front and rear gardens, an extended garage/workshop and spacious interior, this well maintained property also offers potential for enhancement.

Upon entering, a welcoming vestibule leads into a spacious central hallway, which includes a convenient cloak cupboard for storage. The heart of the home is the breakfasting kitchen, a functional space ideal for every day family living, with an adjoining utility room providing storage and practical workspace. The living room is bright and airy, with new style patio doors that open onto the rear garden. An archway leads through to the dining room. The master bedroom is situated to the rear of the property and benefits from an en-suite shower room and his and hers wardrobes. Bedroom two and three both benefit built in storage. A family bathroom serves the additional bedrooms and completes the internal accommodation.

LOCATION

Hawick is a true Borders town with strong links to the farming and textiles industries and with a proud rugby tradition. The town centre is vibrant having seen much investment in recent years and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex and a number of quality shops and established business with a choice of supermarket shopping also available locally including Morrison's, Sainsbury's, Aldi & Lidl and. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle.

HIGHLIGHTS

- Desirable 3 bedroom bungalow
- Wonderful views over Wilton Park and beyond
- Master bedroom with en-suite
- Well maintained front and rear gardens

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Room, Breakfasting Kitchen, Utility Room, Master Bedroom with En-Suite, Two Further Bedrooms, Bathroom.

SERVICES

Mains water, electricity, drainage. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

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

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £295,000 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.





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