

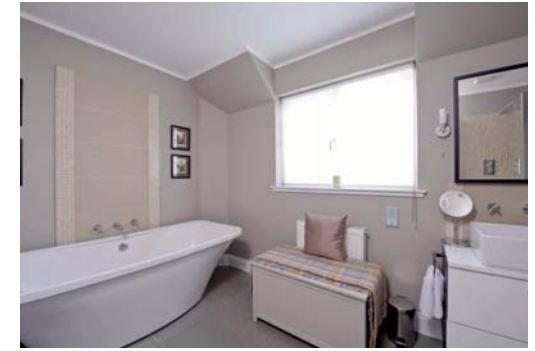
LEGAL
HASTIN & S



Cordelia Court

Kinninghall, Hawick, TD9 8LH





An expert blend of old and new, Cordelia Court hosts stylish accommodation in a character steading conversion with a contemporary extension. The three bedroom property sits in a peaceful location at Kinninghall; overlooking beautiful rolling countryside. The property is conveniently positioned for the best of rural living and modern requirements.



Cordelia Court hosts flexible living space on the ground floor, ideal for family life or as entertaining space; with three reception areas and a comfortable flow between each. Upstairs, the master is a touch of luxury in its proportions, with a well finished ensuite, Juliette balcony and complete with walk-in wardrobe. The further two bedrooms are equally generous, with the family bathroom across the landing. Externally, the garden affords space for seating, entertaining, with a vegetable plot and lawn positioned to the side and rear, benefiting good privacy and southerly sun.

LOCATION

The property lies just outwith Cavers - a charming and sought after rural hamlet, situated between Denholm and Hawick. The nearby town of Hawick is a traditional Borders town steeped in character with a strong community spirit. The old town still hosts a variety of well supported independent retailers and a great selection of small eateries and restaurants, with larger supermarkets positioned to the edge of town. Schooling is available from nursery – secondary and the town is renowned for its strong rugby and horse riding background; with the annual 'Common Riding' festivities and Rugby Sevens held annually and extremely well supported. The bustling town has an enviable backdrop of rolling countryside synonymous with the Borders, while remaining well connected to the A7 and A68 for further towns, railway and motorways.

ACCOMMODATION SUMMARY

Entrance Hall, Cloak Cupboard, Dining Kitchen, Dining Room, Shower Room, Sitting Room, Utility Room, Office Area, Master with Ensuite & Walk-in Wardrobe, Two Further Double Bedrooms, Family Bathroom.

FEATURES

- Location – peaceful spot in a tucked away hamlet with swift road connections to Denholm & Hawick, and commutable via the A7 & A68
- Condition – immaculate condition and stylish presentation throughout makes it an enviable and hassle free ready to move into home
- Space – well designed flow between living spaces and bedrooms, the rooms are all exceptionally bright and well proportioned.
- Contemporary finishes – luxury high quality fixtures throughout, including a contemporary kitchen with streamline design and a multi fuel stove, bathroom with walk-in shower and freestanding bath.

EXTERNAL

The garden is a great space to enjoy and easily kept with its courtyard design. Fully enclosed, paving extends along the rear of the property with a lawned section and garden shed, raised beds, a productive vegetable plot a pergola leading off the parking.

SERVICES

Mains electricity and water. Private drainage. LPG fired central heating and double glazing.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band D.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.





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