

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## **Ivy Cottage,**

Dean Road, Hawick, TD9 7HY

**OIRO £95,000**



Set within a particularly private and sought after area of Hawick, Ivy Cottage is a well-proportioned two-bedroom, end-terraced home within the Wilton Dean area. Conveniently located close to all local amenities, as well as the award winning Wilton Lodge Park, Ivy Cottage offers a most exciting opportunity to the buyer. Brought to the market in need of extensive renovation and upgrading throughout, the cottage would be ideally suited to those with a keen interest in restoration and looking to transform a house into their long-term home. Viewings are considered essential.



# Ivy Cottage,

Dean Road, Hawick, TD9 7HY

OIRO £95,000



**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 Waverly 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.

**Description:**

Extending to a compact yet comfortable 62sqm, the end-terraced home internally comprises an entrance hallway and double bedroom on the ground elevation, with the lounge, kitchen, shower room and second bedroom being located on the upper floor. This 'upside-down' layout affords the home with breath-taking views over the surrounding area and Borders countryside from the living area, however this could certainly be reconfigured internally, providing appropriate planning permissions were sought and granted. Externally, Ivy Cottage is graced with mature gardens grounds to the side and rear, mostly laid to lawn and presented in well-maintained condition, while also boasting on-street parking facilities within the vicinity.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

E

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

£95,000.00

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)





**Ivy Cottage, Dean Road, Hawick, TD9 7HY**

Approximate Gross Internal Area  
63.6 sq m / 687 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1075512)

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

**Hawick Call 01450 372336**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: hawick@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.