

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Arkleton Cottage,

1 Crowbyres, Hawick, TD9 9SN

OIRO £200,000



£50,000 Below Home Report value Set in an established, yet very private, residential area on the outskirts of Hawick, Arkleton Cottage is a stunning addition to the market. Built approximately 130 years ago, the detached two bedroom bungalow has been maintained to a high standard throughout and is presented in turnkey condition. Viewings are considered essential to fully appreciate.



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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 comfortable 98sqm, the deceptively spacious internal accommodation comprises of an entrance vestibule, hallway, living room with double doors leading to the conservatory, a kitchen diner, shower room and two generously proportioned double bedrooms. Internal storage is also provided in abundance with multiple airing cupboards and built-in facilities in the bedrooms. Externally, Arkleton Cottage offers beautifully presented, paved garden grounds with the additional benefit of a detached single garage with rear workshop and a further detached double stable block. Sporting an abundance of peace and tranquillity throughout, this stunning home would ideally suit the family, those looking to enjoy a semi-rural lifestyle or those with a need for working from home capability.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

D

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:

£250,000

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.

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Arkleton Cottage, 1 Crowbyres, Hawick

Approximate Gross Internal Area = 111 sq m / 1195 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansmarket.com © (2019/2024)

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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:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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Langholm,	Tel 013873 80482
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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.