

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Crowbyres Cottages

Hawick, TD9 9SN

Offers Over: £280,000



Epitomising modern living, with a warm and welcoming aesthetic, 2 Crowbyres Cottages is an exciting addition to the sales market of Hawick. Presented in the utmost turnkey condition, the three bedroom detached bungalow is located on the outskirts of town and offers exceptional internal and external accommodation to the purchaser. Extending to an impressive 134sqm, 2 Crowbyres Cottages was first constructed circa 1900, however, the stunning family home has been modernised, altered and extended over the years to provide the current level of accommodation. Situated within a well-proportioned plot, the bungalow provides a hard found level of privacy while maintaining a sense of community with the small number of neighbouring proprietors. Viewings are considered essential to fully appreciate.



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Flood Defence:
Extensive flood defence measures were carried out circa 2021 – documentation on this can be sought from the agent.

Home Report Value:
£280,000

EPC:
D



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.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings (living room and master bedroom excluded).

Services:

Oil fired central heating and underfloor heating in kitchen & living room. Mains electricity and water. Private drainage to septic tank.

Viewings:

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

Description:

Internally comprising an entrance hallway, inner hallway, living room, breakfasting kitchen complete with Bluetooth sound system, coffee area and French doors leading to patio, utility room, generous master bedroom with walk-in wardrobe, two further double bedrooms, family bathroom complete with mood lighting and a further shower room, this property really is the ideal space for the family. Externally, 2 Crowbyres Cottages enjoys professionally landscaped, surrounding garden grounds that are easily maintainable and have been created with peace and tranquillity in mind, while also implementing fantastic flood defence provisions and offering multiple off-street parking spaced within the private driveway. In addition to attracting those looking for their long term family home, the dwelling should particularly appeal to those looking to move out closer to the countryside, those in need of ground level accommodation or those looking for a versatile layout that will allow for working from home capability.

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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Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft

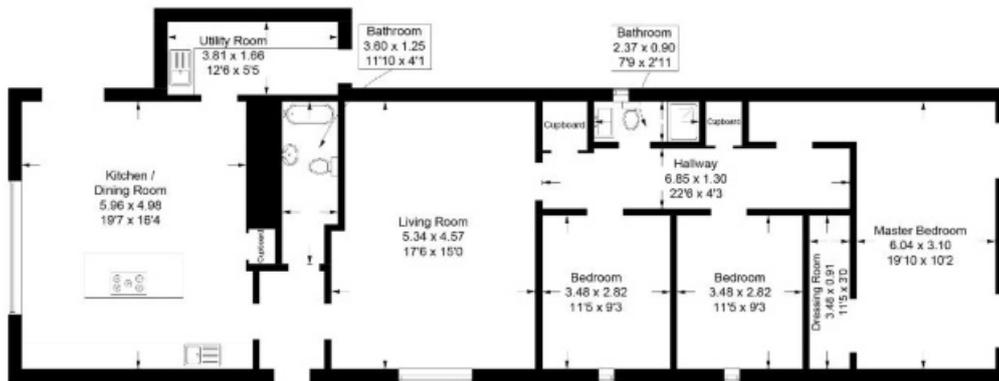


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067714)

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Hawick, TD9 9BU
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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.