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11 Wellogate Place, Hawick TD9 9JG

Guide Price £115,000

Full Description

WAS £145,000 The property forms a surprisingly spacious mid terraced dwelling house in a very central location just a short walk from the High Street. In need of some cosmetic improvements internally, the property benefits from four spacious double bedrooms, an office/study and two reception rooms in addition to a conservatory in the rear garden. Properties of this size are very rare in Wellogate Place, making this dwelling house rather unique. Located on the ground floor level is the kitchen, lounge and sitting room with access to the conservatory. The kitchen is located to the front with a range of white timber floor and wall units and tiled worktops. There is space for a washing machine and single bowl sink, integrated cooker and four ring gas hob with extractor. The cosy lounge is also located to the front and decorated in neutral tones with carpet flooring. The main focal point of the room is the wall mounted gas fire. In addition to the lounge, there is a spacious sitting room to the rear with timber panelling and French doors through to the Conservatory situated in the rear garden. Stairs lead up to the first floor where two bedrooms and the bathroom are located. The master room overlooks the front and has a range of storage and the second double room is decorated in green and overlooks the rear garden and also has built in wardrobes. (It should be noted that some bedrooms have fireplaces that have been covered over) The family bathroom is also located on this floor and comprises of a three piece white suite of bath, wash hand basin and WC. Bedrooms 3 and 4 are situated on the second floor and are both also generous double rooms with windows to the front and rear respectively. Also located on this level is a small room which could be used as office/nursery. Additional storage can be found in the attic space, accessed via a fitted extendable ladder. Externally with the property are both a front and rear garden and small patio at the front door. The front garden is mainly chipped with clothes drying facilities. The rear garden is bounded by timber fencing and laid mainly to lawn with gated access out to Loch Park. Set in the ever-popular Terraces area, this property has the advantage of the Miller's Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away. ROOM SIZES: Ground Floor Kitchen: 2.80m x 2.65m Lounge: 3.80m x 3.95m Sitting Room: 4.60m x 3.95m First Floor Bedroom One: 4.00m x 2.60m Bedroom Two: 4.00m x 2.95m Bathroom: 2.80m x 1.80m Second Floor Bedroom Three: 4.05m x 3.05m Bedroom Four: 4.05m x 3.65m Study/Nursery: 2.20m x 1.90m

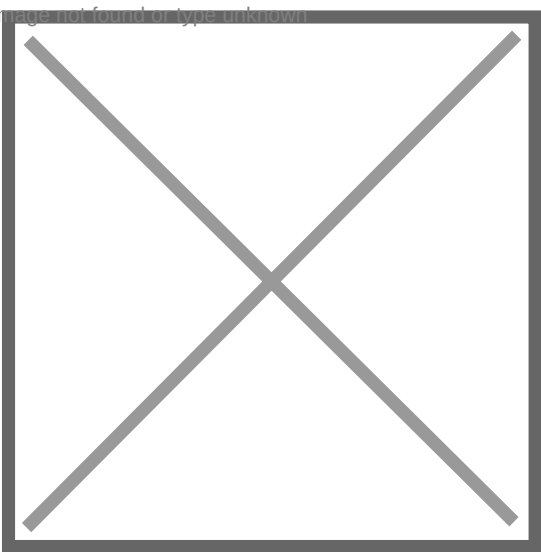
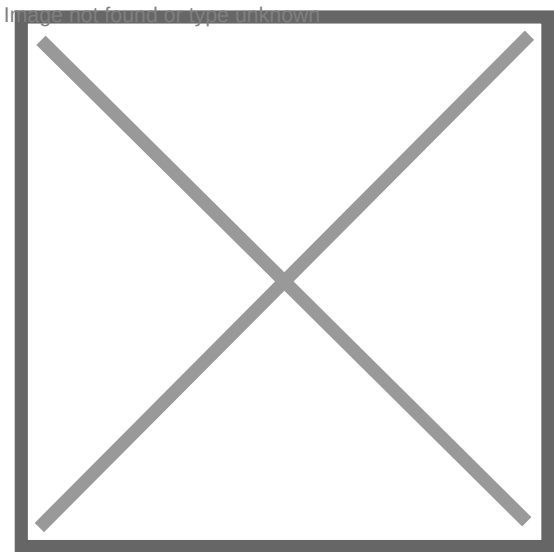
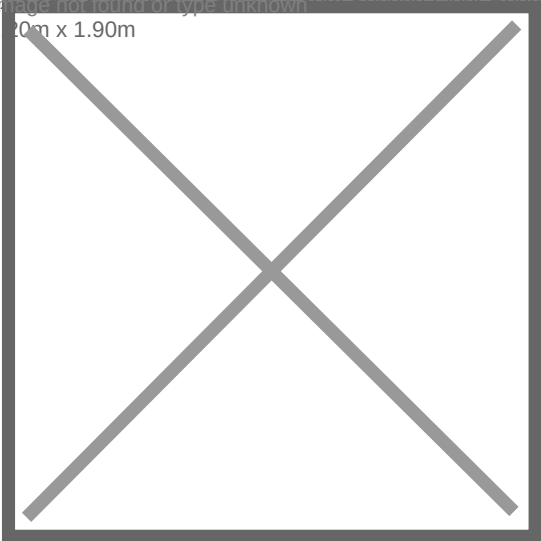
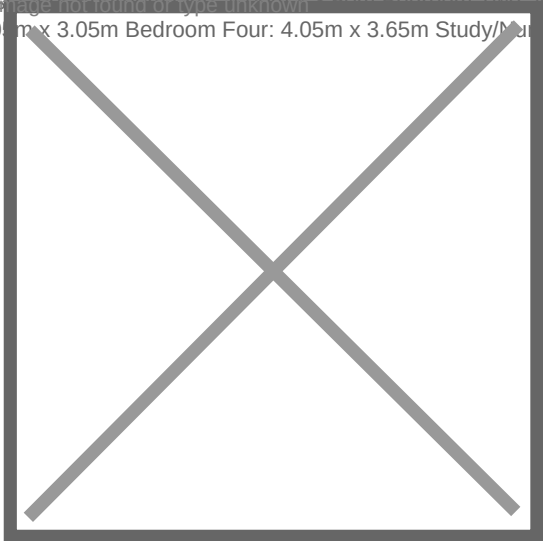


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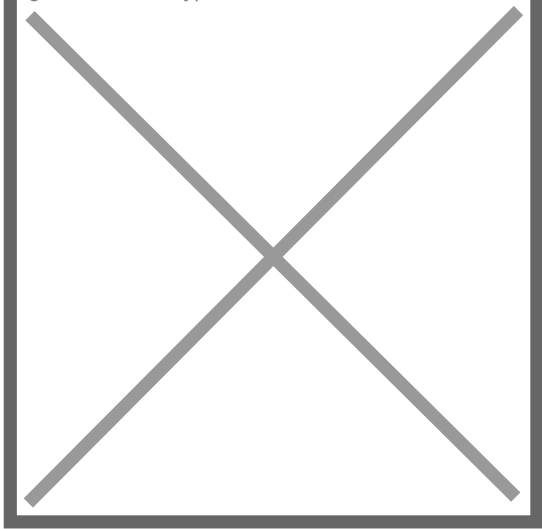


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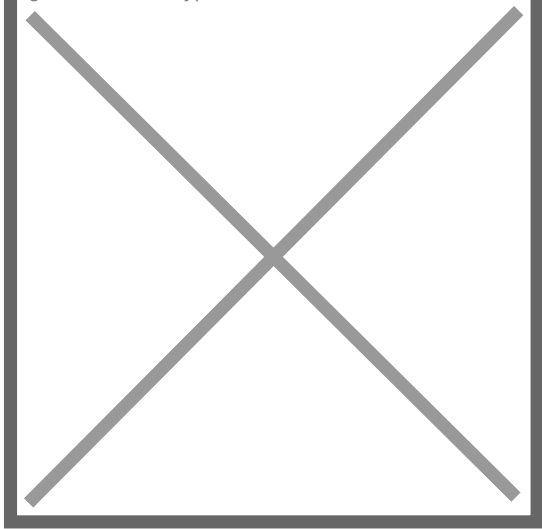


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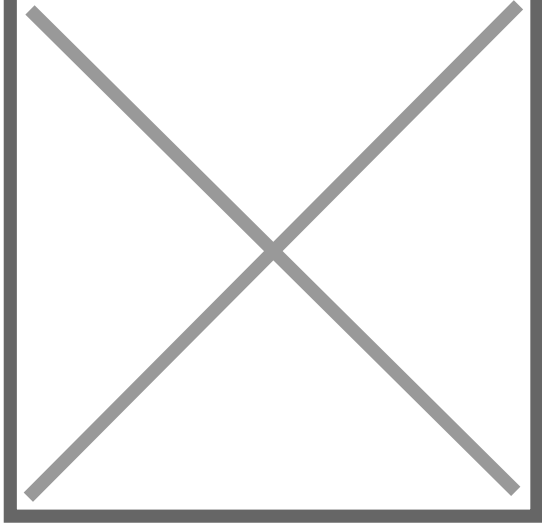


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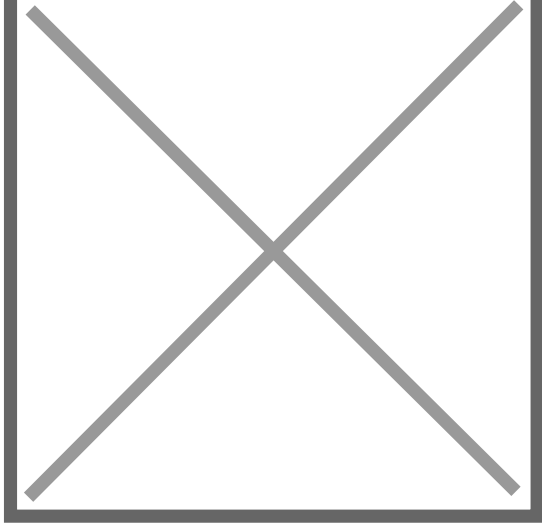


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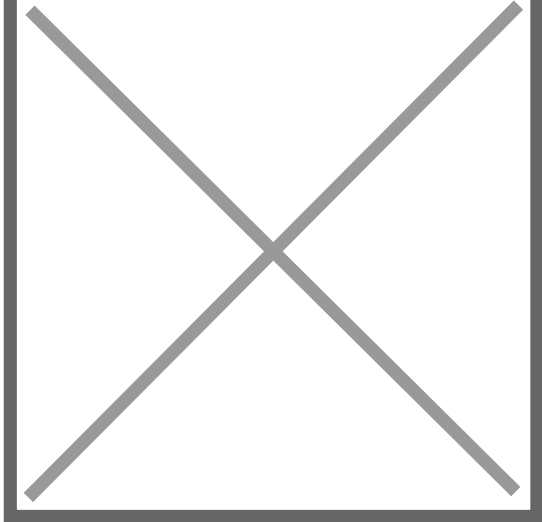


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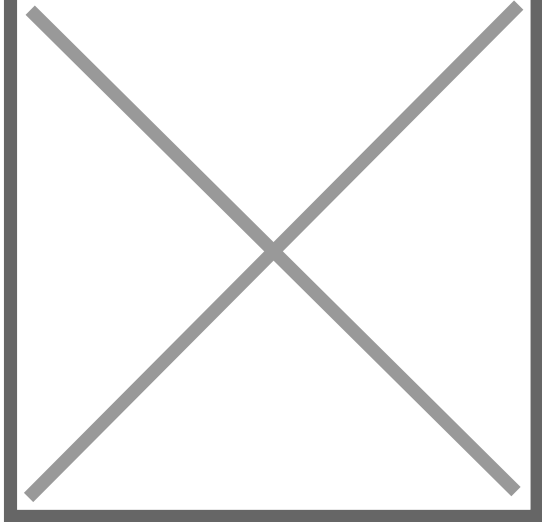


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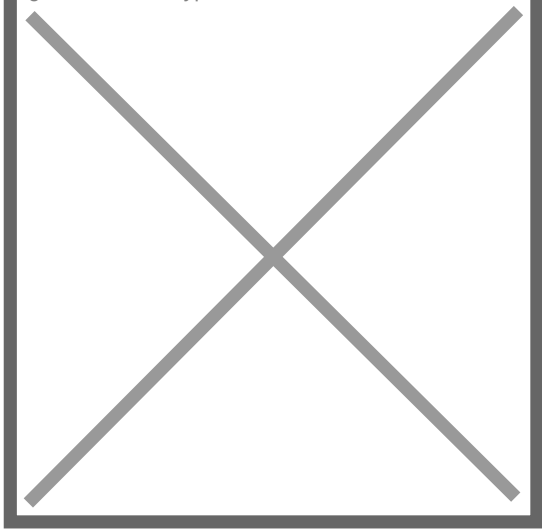


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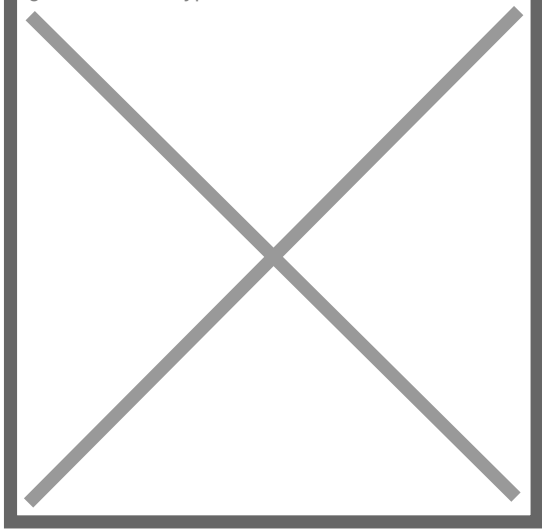


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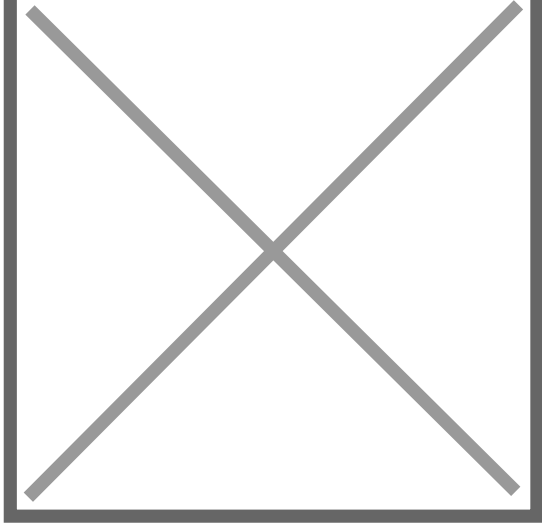


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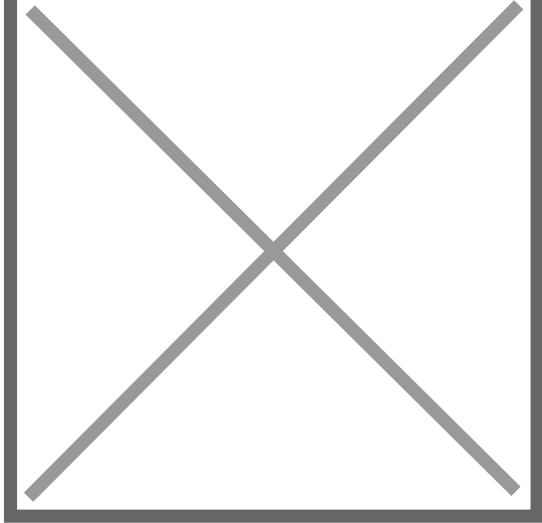


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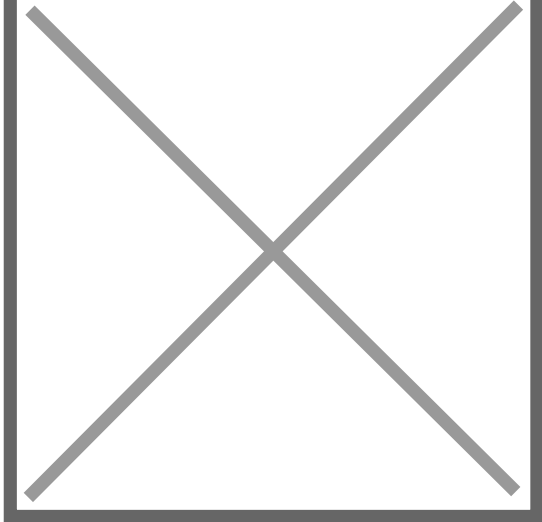


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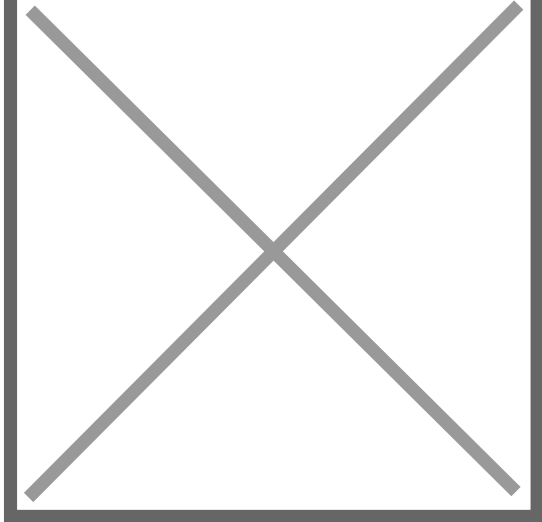


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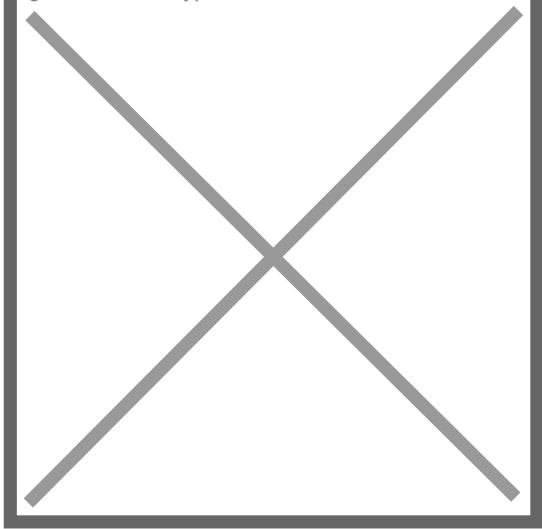


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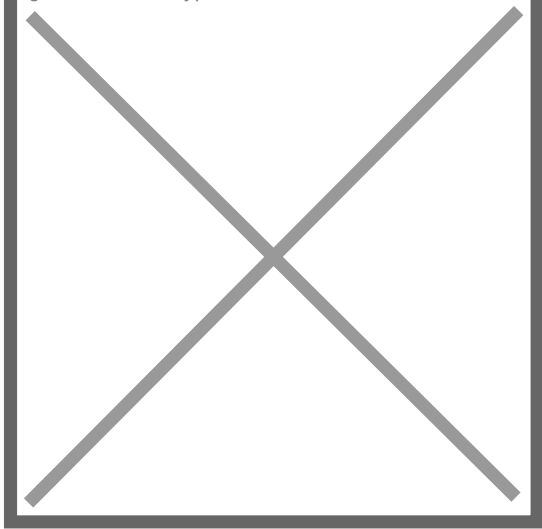


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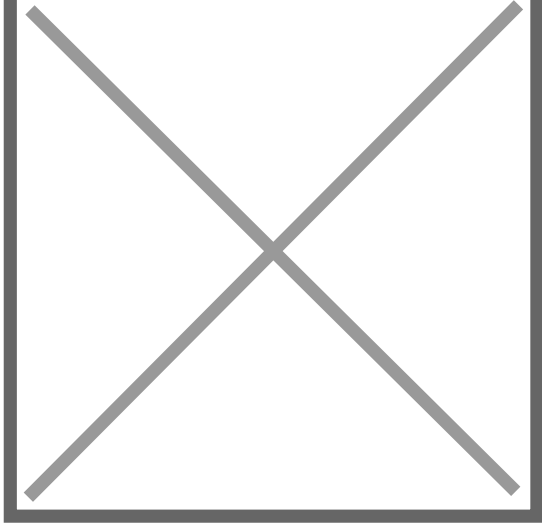


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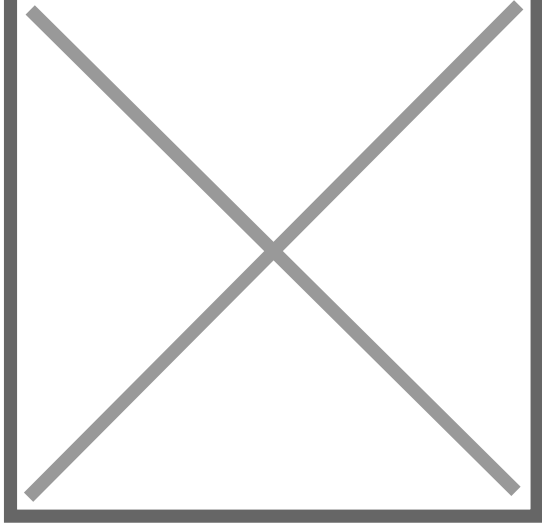


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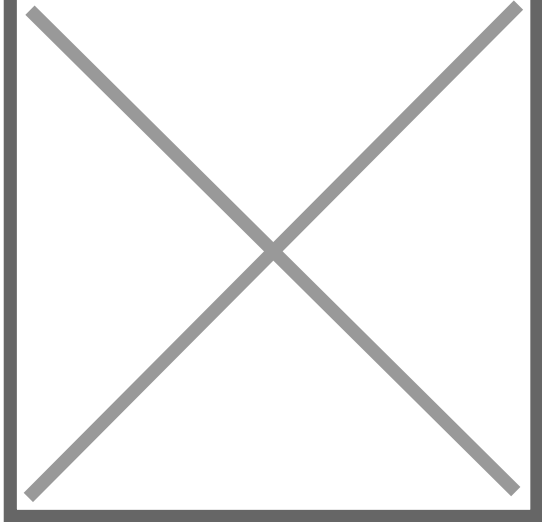


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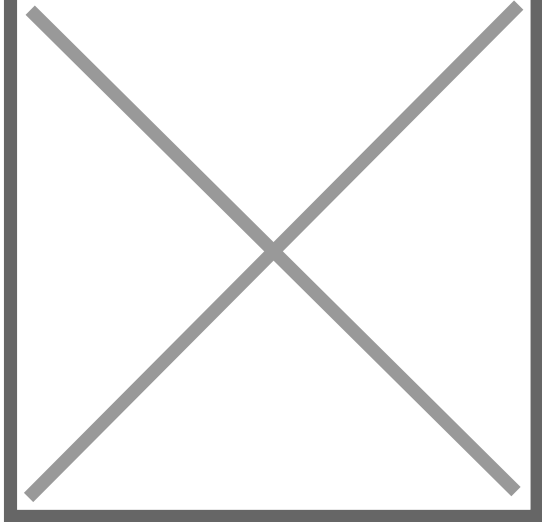


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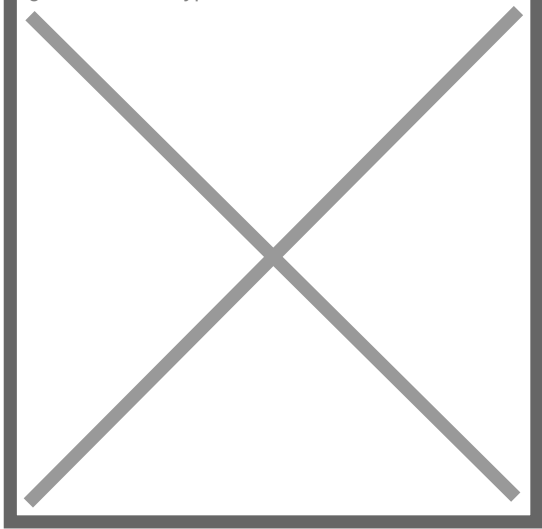


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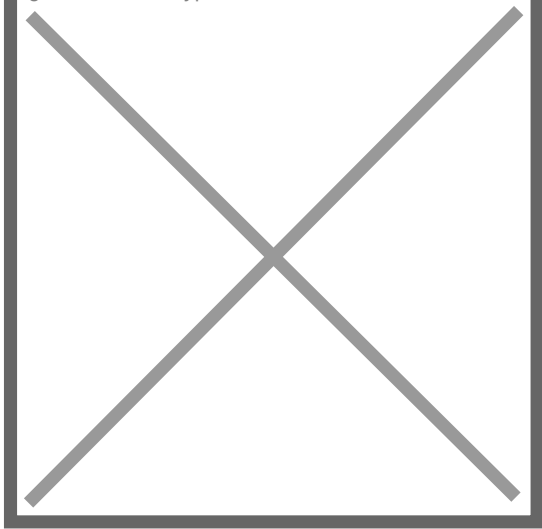


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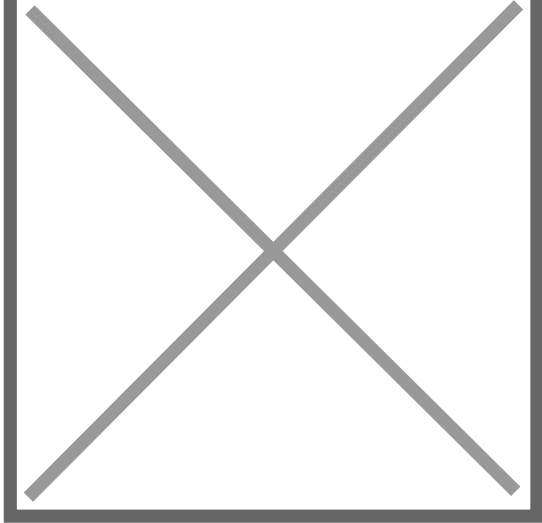


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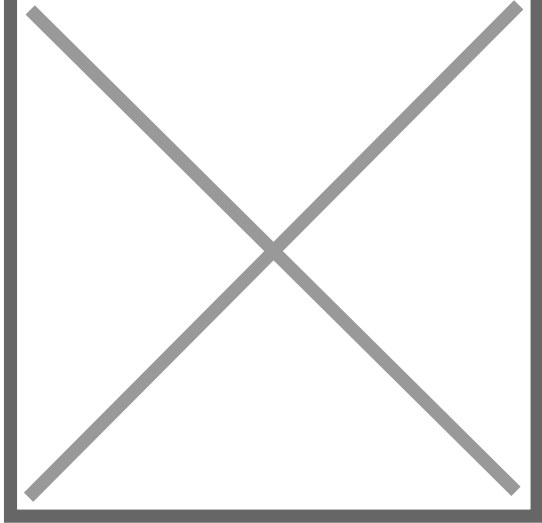


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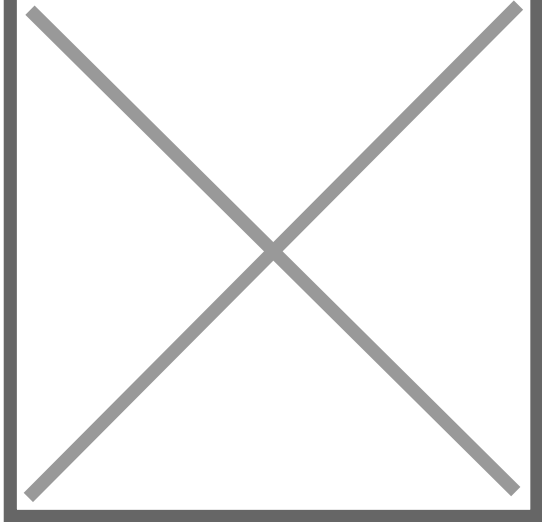


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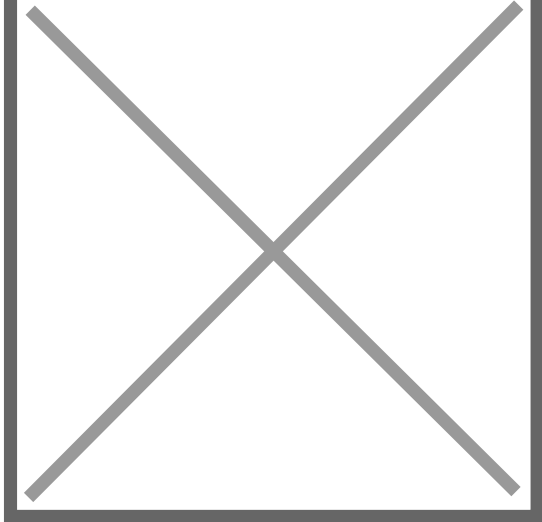


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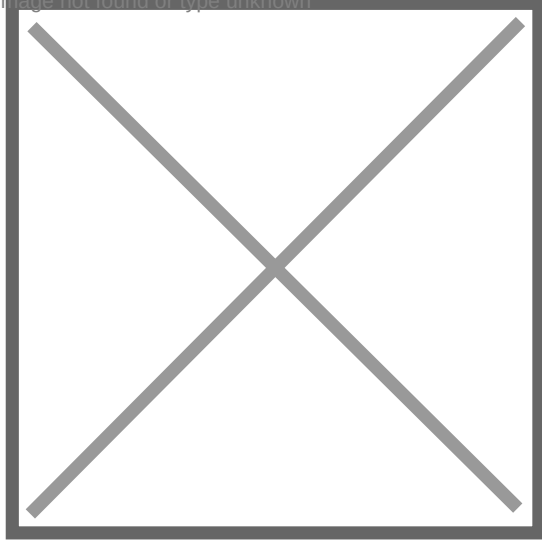


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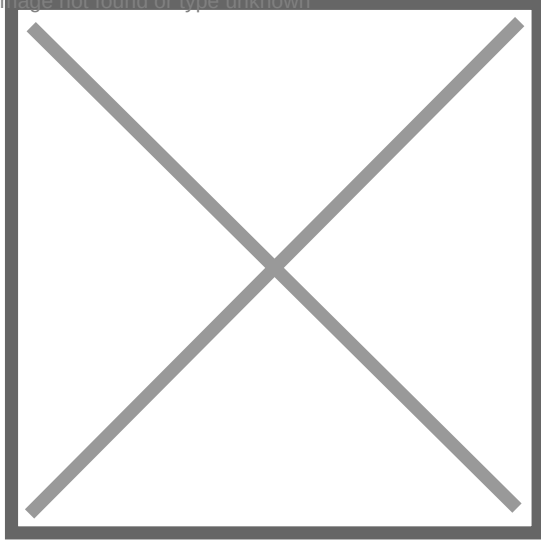


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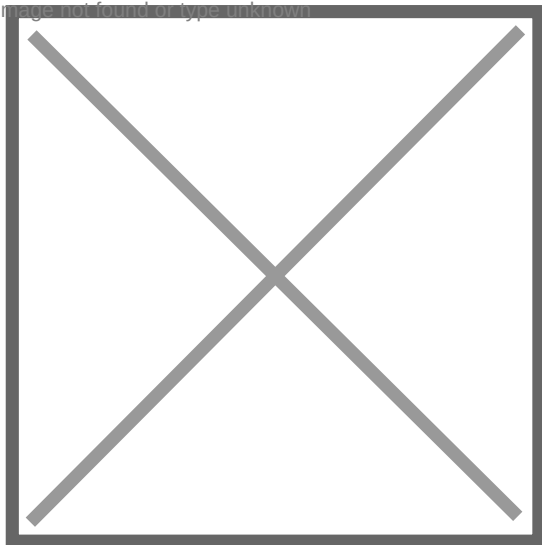


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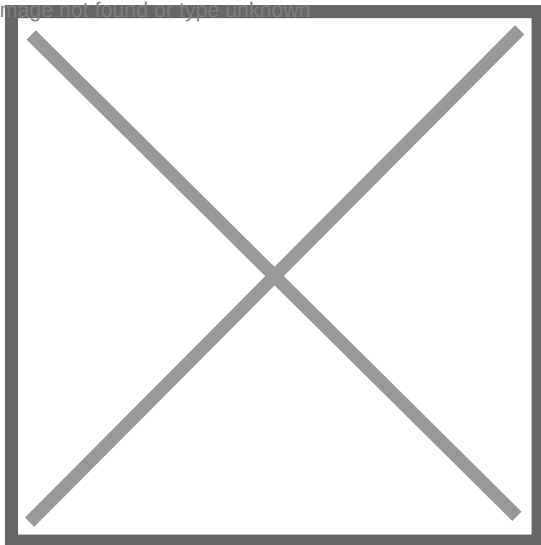


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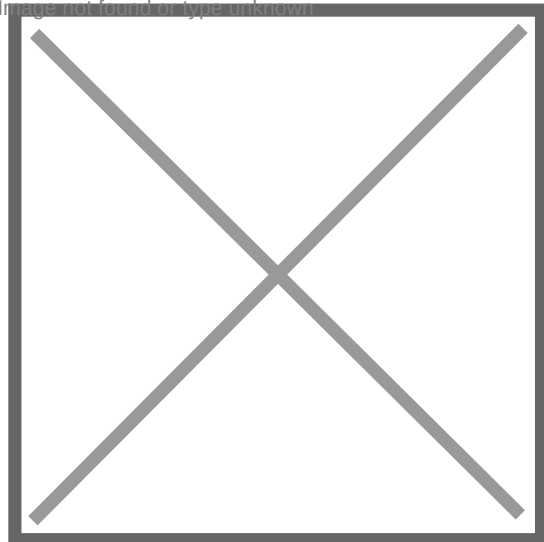


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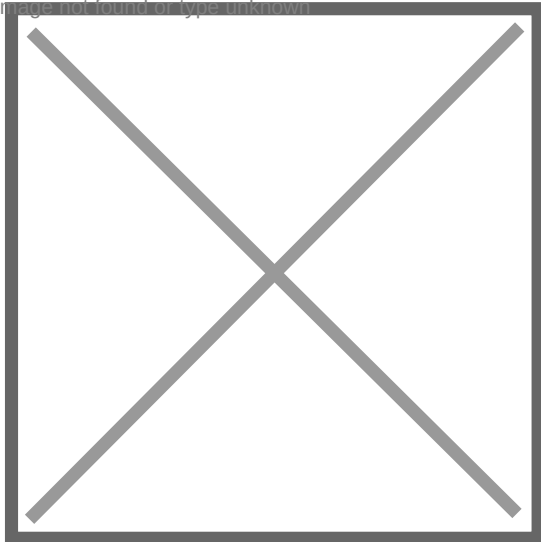


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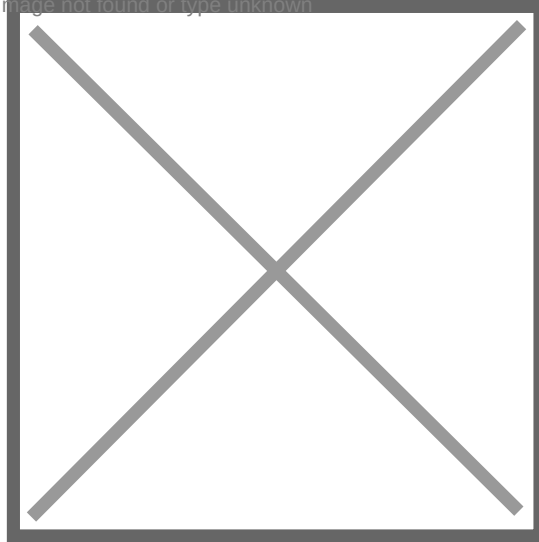


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