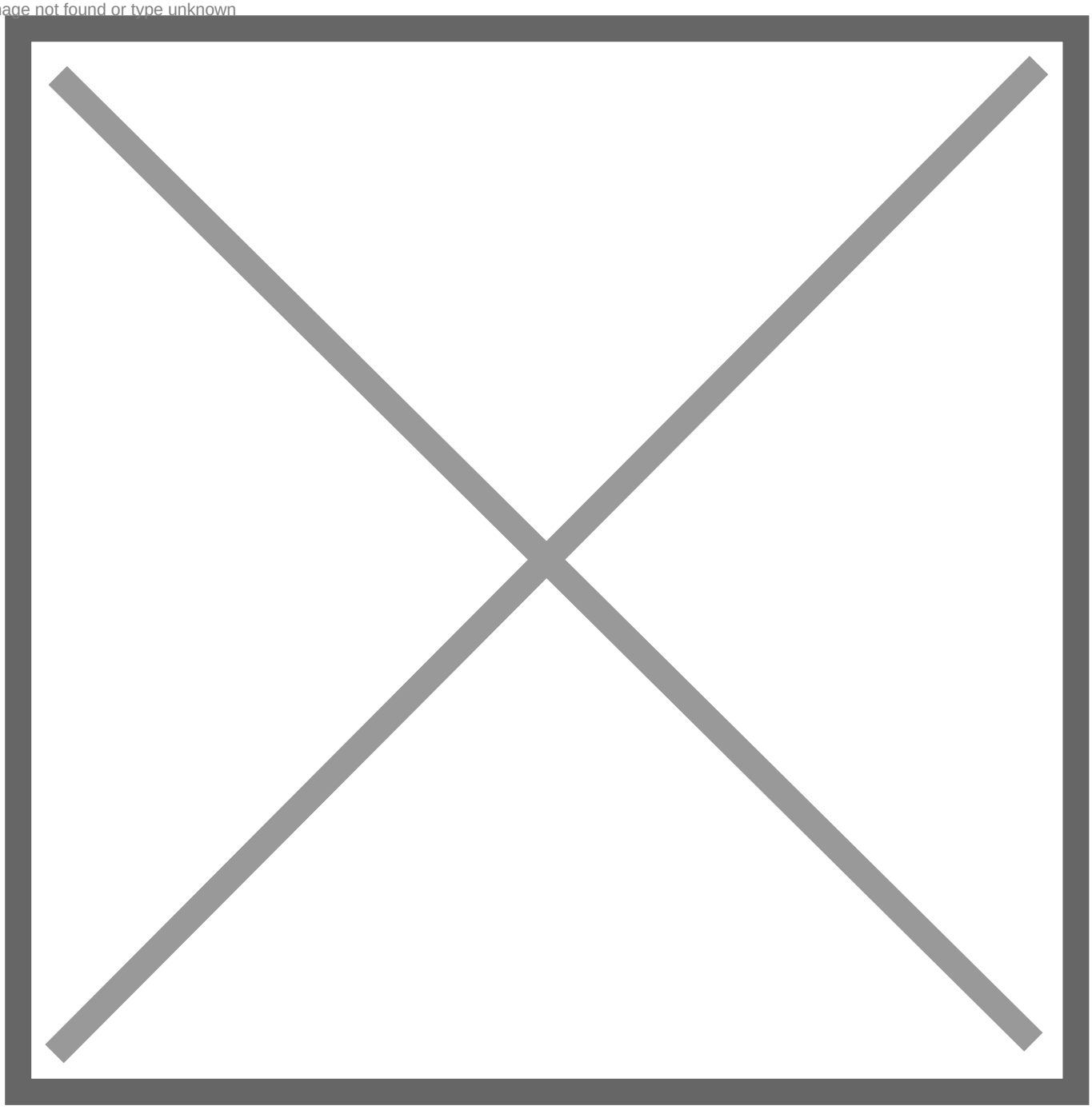
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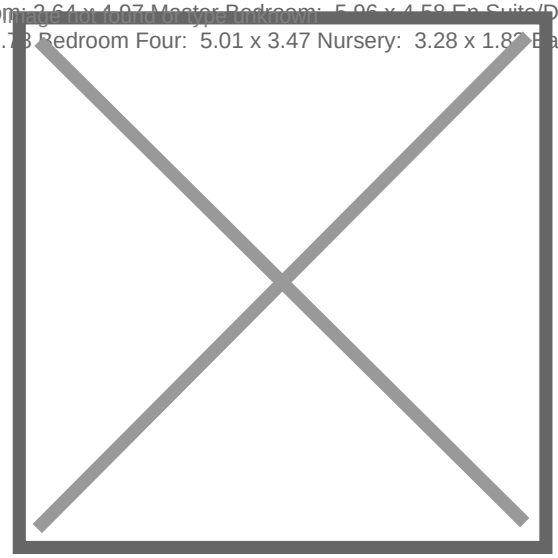


Woodside, East Boonraw, Hawick TD9 7NP

Offers Over £575,000

Full Description

Commanding a southerly aspect and set against the enviable Scottish Borders landscape, Woodside is an exceptional, five bedroom, detached family home with magnificent views towards Ruberslaw and beyond. Presenting a unique opportunity to countryside enthusiasts or to those simply looking to take advantage of a more peaceful way of life, Woodside is the ultimate lifestyle choice. The property has been tastefully refurbished throughout and is offered for sale in turn key condition with many pleasing and stylish features internally. Built in 2005, the house itself has accommodation arranged over two floors. Entering from the front, the welcoming hallway offers access to all of the ground floor accommodation. The heart of the home is most certainly the spacious and bright open plan kitchen and living area situated along the back of the house with floor to ceiling doors and windows offering a flood of natural light and panoramic views to the garden and beyond. The kitchen boasts a variety of floor and wall units in dark blue with a Belfast sink, integrated dishwasher, space for a large fridge freezer, integrated double oven and electric hob. There is a central island for casual dining in addition to space for a table and chairs. The living area has an attractive log burner and bright neutral décor making this an ideal space for entertaining. The separate main lounge offers a more formal public room and has been beautifully decorated in dark blue with a feature panelled media wall and floating electric fire built in making a stunning focal point. Also located on the ground floor of the property is a smart cloakroom with a two piece white suite, utility room with a range of storage facilities and space for white goods and there is also a separate a boot room with door out to the side of the property ideal for muddy shoes and/or coats etc which also offers access through to the integrated garage. The fifth bedroom/playroom is also situated on the lower level and could be used for a variety of purposes such as home office. The first floor is accessed via a turning stair with glazed panelling and located up here are the additional bedrooms and family bathroom. The family bathroom is a well appointed and stylish space with walk in shower enclosure, free standing bath, twin sinks and a WC. The luxurious master bedroom is a light and spacious room with walk in dressing area which in turn leads along to the en suite shower room which has wash hand basin, WC and walk in shower which is tiled with seating and LED lighting. The additional three double bedrooms are all freshly decorated and carpeted in neutral tones and there is also the smaller room currently used as a nursery. Externally, there are beautifully tended garden grounds surrounding the house, taking advantage of breathtaking unspoilt views. Made up mostly of south-facing lawn and patio, the former paddock is sized approximately 40x21 meters. Suitable for a pony if desired. An integrated double car garage and gravelled drive to the front provide parking for several vehicles. Woodside is set in a prestigious location within a scattering of properties known as East Boonraw, just outside of Hawick- a wonderful town steeped in a sense of history and tradition. Known as the ‘Home of Cashmere’, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops 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 area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away. ROOM SIZES: Lounge: 5.91m x 5.83m Open Kitchen/Living Room: 12.57 x 4.43 Lounge: 5.93 x 4.48 Study/Fifth Bedroom: 3.94 x 4.01 WC: 1.75 x 1.52 Utility Room: 2.57 x 3.44 Boot Room: 2.64 x 4.07 Master Bedroom: 5.06 x 4.58 En Suite/Dressing: 6.22 x 2.16 Bedroom Two: 3.15 x 4.00 Bedroom Three: 5.01 x 2.78 Bedroom Four: 5.01 x 3.47 Nursery: 3.28 x 1.82 Bathroom: 3.15 x 3.89



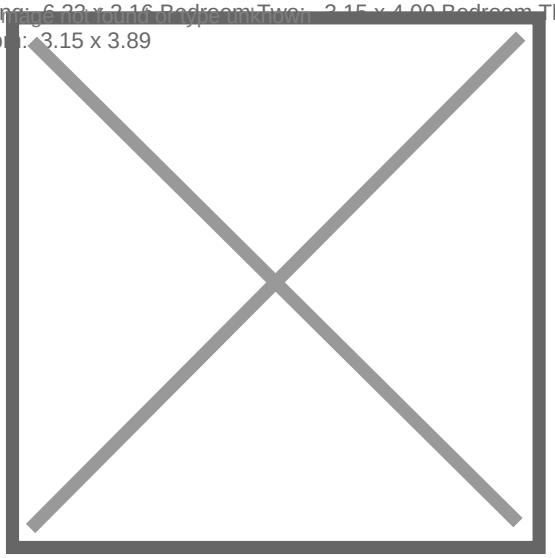


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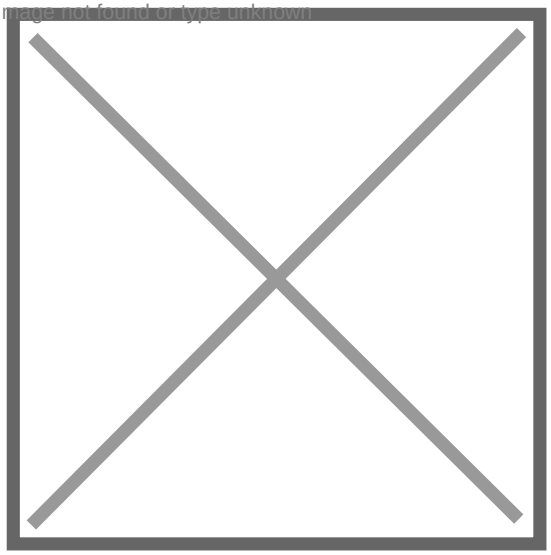


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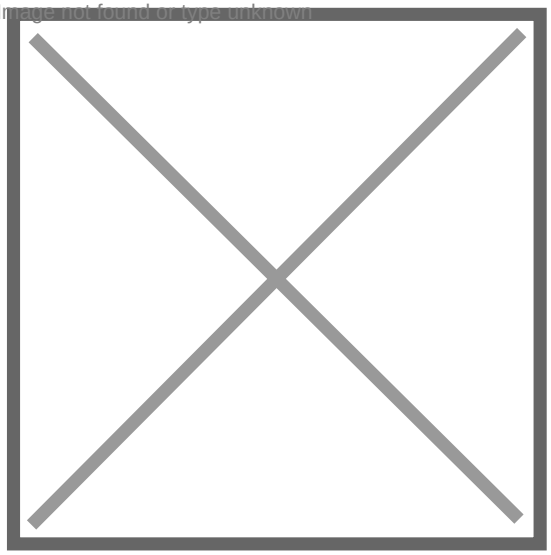


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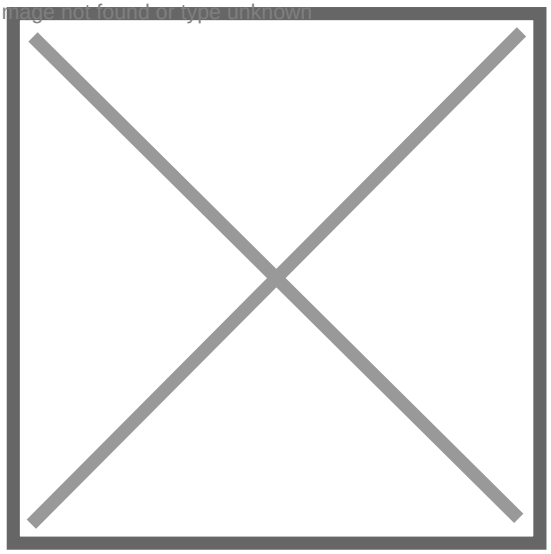


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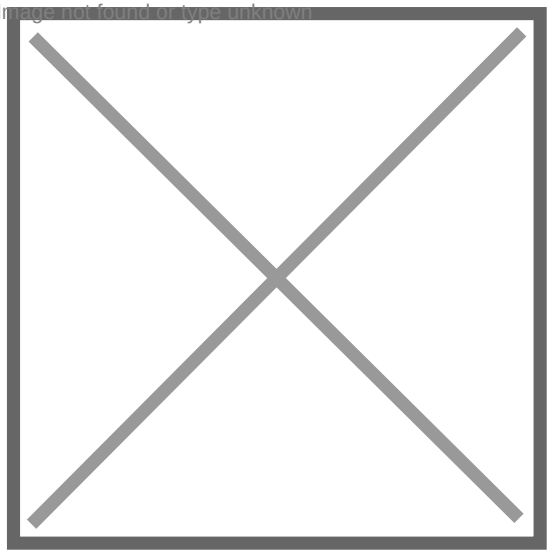


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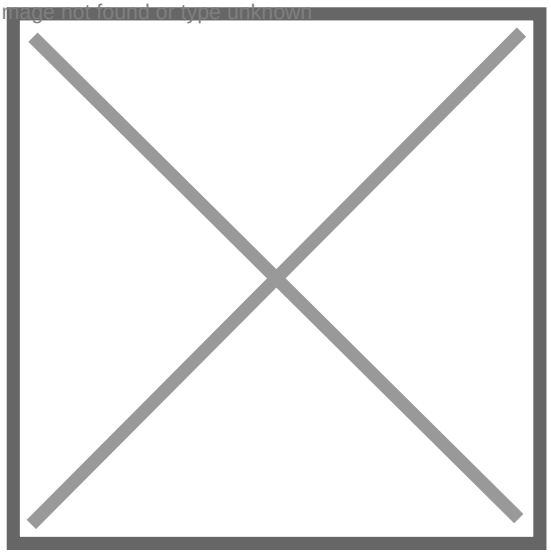


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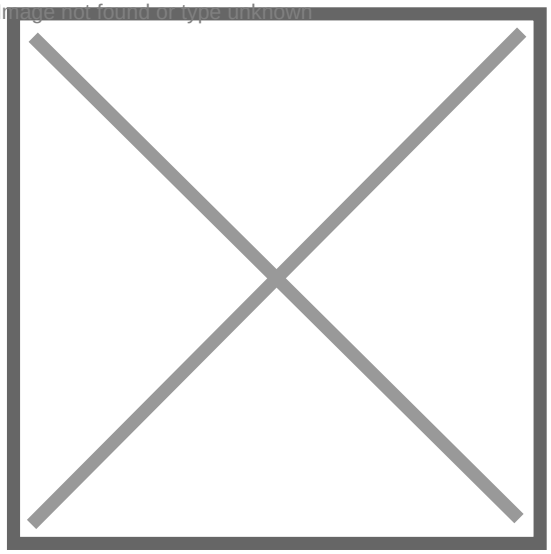


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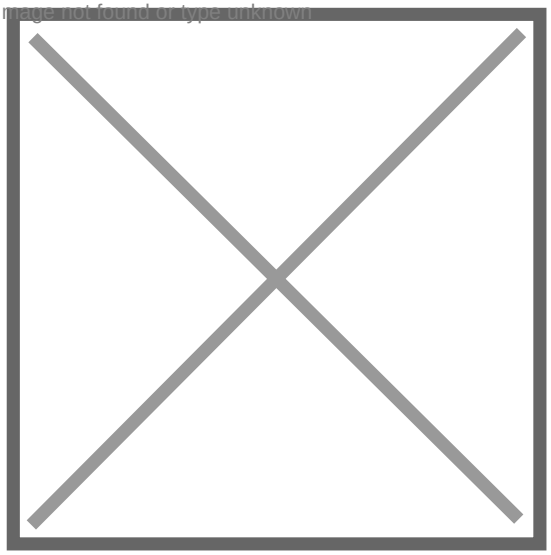


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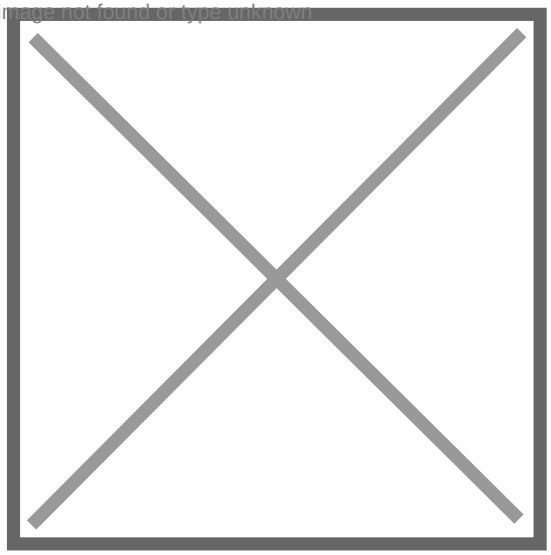


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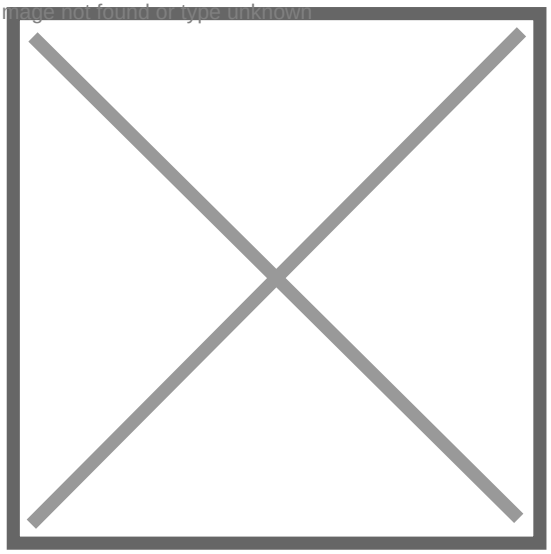


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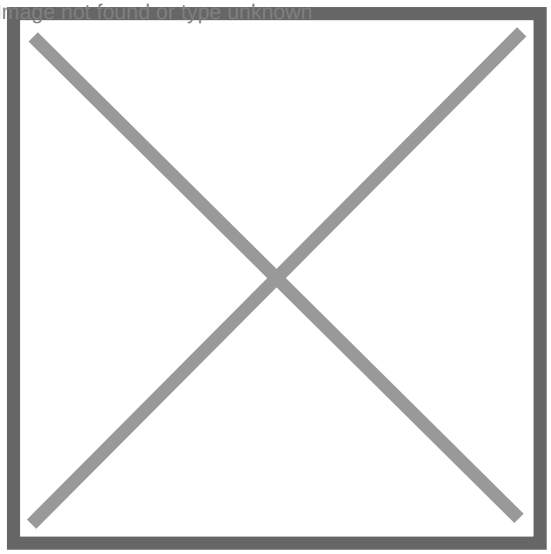


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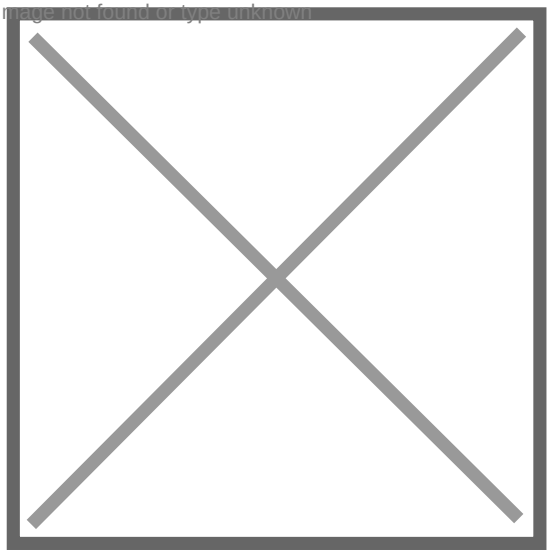


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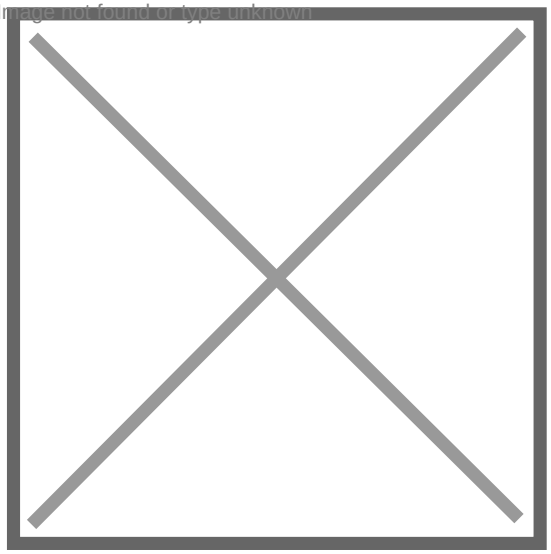


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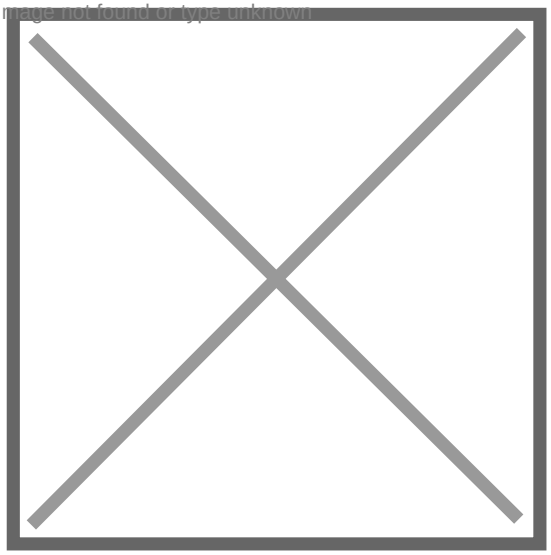


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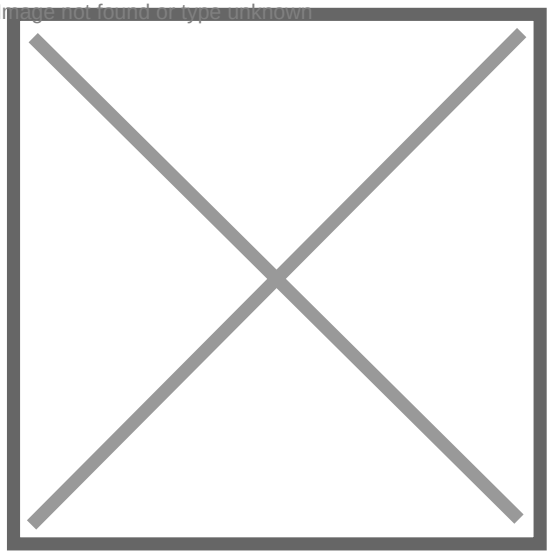


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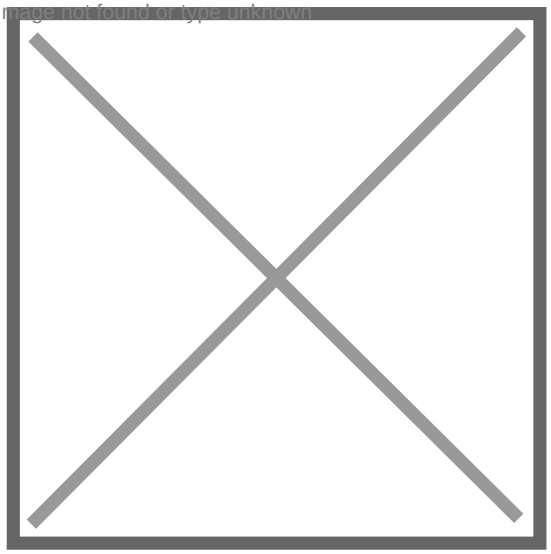


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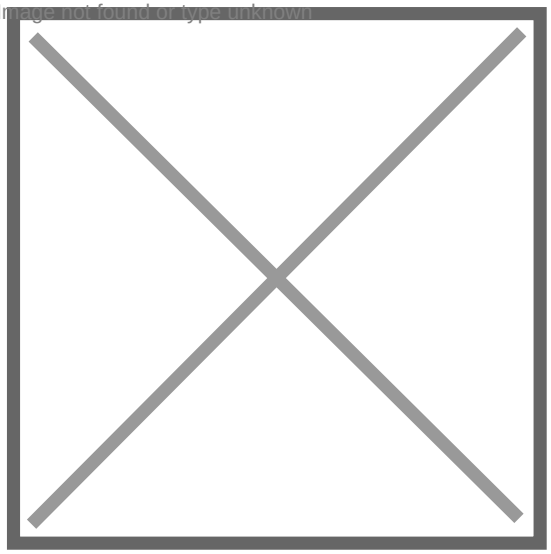


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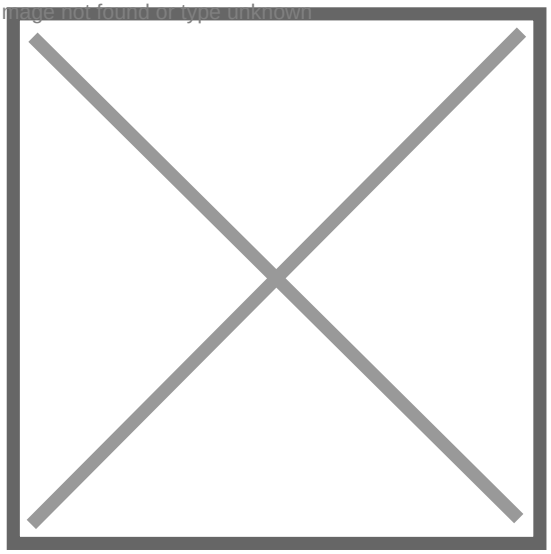


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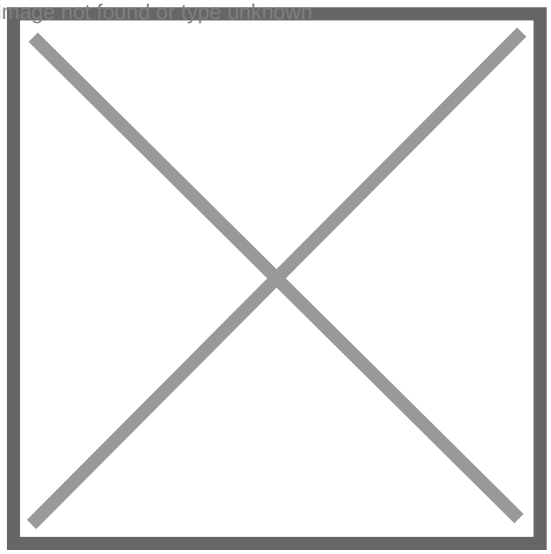


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