



Property Description

Immaculately-presented, two bedroom, end-terrace house with gardens and superb views of the local countryside. Set in an established residential area, close to the town centre of historic Hawick, in the Scottish Borders.

Comprises an; entrance hall, living / dining room, kitchen, two double bedrooms, utility cupboard, and a family bathroom. Refurbished throughout, featuring contemporary decor, flooring and recessed spot lighting, a fitted kitchen, and a stylish bathroom with a fitted Bluetooth speaker system. In addition there is gas central heating, double glazing, and excellent storage including a loft and an adjoining shed with power and lighting.

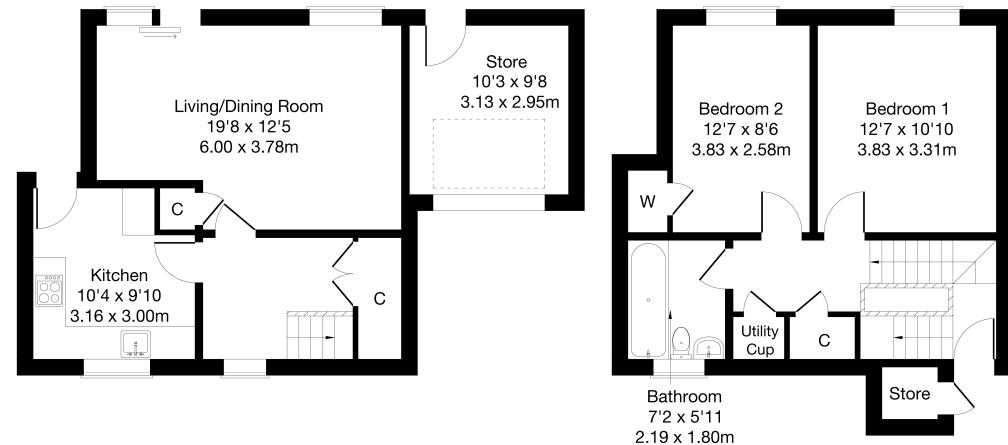
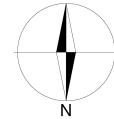
Externally, an enclosed garden to the rear includes a lawn and patio, whilst to the front and side are low maintenance gardens with space for storage sheds. The area has ample unrestricted street parking, and also large green open spaces including adjacent to the rear of the property.

A welcoming and open entrance has space for outerwear and offers carpeted stairs down to the public rooms on the ground floor, and stairs up to the bedrooms and bathroom. On the ground floor, a hall space features an under stair storage cupboard and alcove space, and access to both public rooms.

With a patio door to the rear garden, the southerly facing lounge offers ample space for living and dining furniture, an electric fireplace with modern surround, and a built-in storage cupboard. The kitchen provides secondary access to the rear garden as well as a front-facing window. Fitted units include stone-effect worktops, sink with drainer, a tiled surround and unit downlighting.

On the first floor, a hallway features two store cupboards (one for housing a washing machine,) inset lighting, and carpeted flooring. Two double bedrooms are southerly facing to the rear taking in the superb views and include carpeted flooring and wall-mount TV points, whilst bedroom two also has a walk-in wardrobe. Completing the accommodation, the stylish family bathroom is set to the front and is fitted with a modern suite including a mains shower over the bath and tiled walls.

mov⁸ 12, Chay Blyth Place Hawick TD9 8HX
Estate Agents and Solicitors
Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Hawick is the largest border town and offers a rich history dating back to the 12th century. The River Teviot runs through this picturesque town, noted for its prevalence in the textile industry. Excellent leisure pursuits surround the area, providing golf, fishing, horse riding, mountain biking and hill walking including the Borders Abbey Way between Hawick and nearby Selkirk. The centre itself has all the local amenities expected, offering local shopping and supermarkets including ALDI,

Sainsbury's and Lidl, restaurants and cafés, and schooling is available at all levels. The area provides easy access to road networks and nearby Galashiels has its own train station for the Borders railway, offering easy and direct access straight into the heart of Edinburgh.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ

