

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Kinninghall Farm Cottages, Cavers, Hawick, TD9 8LH



Nestled in the tranquil rural hamlet of Cavers, just outside of Hawick, 3 Kinninghall Farm Cottages is a beautifully presented mid-terraced family home, dating back to approximately 1900. Over the years, this stunning property has been thoughtfully modernized and altered affording a new buyer with a truly turnkey investment. Viewings are considered essential to fully appreciate.



3 Kinninghall Farm Cottages,

Cavers, Hawick, TD9 8LH



Description:

Offering a well-maintained layout, the property features a welcoming hallway, spacious lounge, contemporary kitchen, bright dining room, and a modern family bathroom on the ground floor. The first floor is home to two generously sized bedrooms, all finished to an immaculate standard with modern fixtures and fittings throughout.

Externally, the property benefits from a large, private garden to the rear, providing a peaceful outdoor retreat. To the front, there is a small, low-maintenance garden that adds to the home's curb appeal, in addition to a new stone chipped driveway.

The flexible layout of this property makes it ideal for a family, offering the potential to be used as either a two or three-bedroom home, depending on your needs. Early viewings are highly recommended to fully appreciate everything this lovely home has to offer.

Fixtures and Fittings:

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

Home Report Value:

£215,000.00

EPC:

E

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.

Services:

Mains electricity and water. Oil central heating and private drainage.

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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3 Kinninghall Farm Cottages, Cavers

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

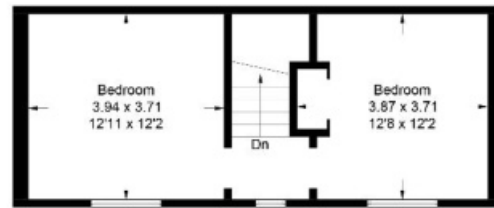


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID725307)

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Hawick, TD9 9BU
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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
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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.