

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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26 Mayfield Drive, Hawick, TD9 7EW



26 Mayfield Drive, Hawick is a well-proportioned three-bedroom mid-terraced home arranged over two split levels, offering comfortable living space and excellent potential for modernisation. Built around 1975, the property forms part of a row of homes of similar design and character within a well-established residential area of the town.

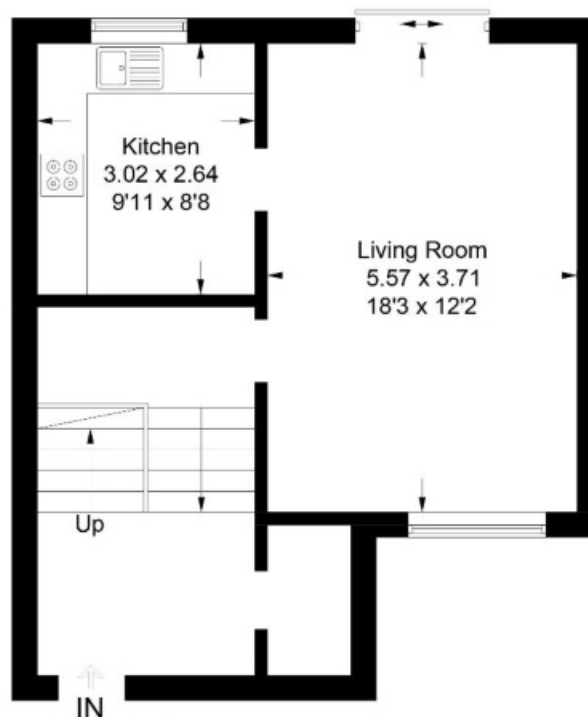
The accommodation extends to approximately 84m² and includes an entrance hallway on the ground floor, with stairs leading down to the lower level where you will find a bright living room with patio doors opening to the rear garden, a fitted kitchen, and an additional storage space within the hallway. The living room enjoys a pleasant outlook and features a stone hearth with timber mantle, while the kitchen is equipped with a range of wall and base units, an integrated fridge freezer, washing machine and oven & hob, and space for appliances.

On the first floor, the landing leads to three well-sized bedrooms, one of which benefit from built-in storage. The bathroom is fitted with a white suite and shower over the bath, offering scope for updating to suit modern tastes.

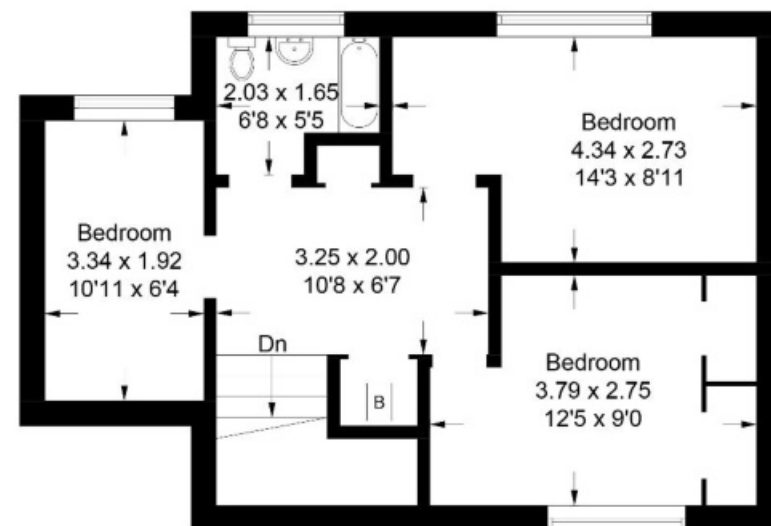
Externally, the property enjoys a private rear garden mainly laid to lawn with mature planting and timber fencing, providing a peaceful outdoor space ideal for relaxing or entertaining. The surrounding neighbourhood offers convenient access to local amenities, schooling and transport links, with Hawick town centre only a short distance away.

26 Mayfield Drive

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1331280)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£130,000 | EPC: D

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

Viewings

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

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.

Interested in this property?

Hawick

Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.