



*Jim Hay*  
ESTATE AGENTS

*"focused on property"*

**Millars Cottage,  
Courtyard Lodge F,  
Hassendeanburn,  
Hawick TD9 8RU.**

**Fixed Price £135,000**



# "focused on property"

This semi-detached stone built traditional cottage with pitch slate roof has been partially renovated but still offers the prospective buyer the opportunity to develop and finish of to their own specification. The dining kitchen and master bedroom have been totally renovated whilst the rest of the accommodation is basically a blank canvas and offers a degree of versatility. Benefiting from solid fuel central heating system and new wooden double glazed windows, small garden and two car parking spaces the property would make an ideal holiday cottage or provide ideal accommodation for someone looking for a quiet rural location some 3 miles from Hawick. Must be viewed to fully appreciate.

## **KITCHEN 4.30M X 5.00M**

Good sized dining kitchen with 3 deep cottage style windows and entered via a half glazed stable door. Grey slate ceramic floor tiles with pine built bespoke kitchen the focal point being the recessed solid fuel burning stove. Marble effect worktops and dining area large enough to accommodate table and six chairs. Exposed oak wall and ceiling beams give this room a very traditional yet contemporary feel. Belfast sink and electric hob and oven.

## **BATHROOM 1.50M X 1.75M**

With white 3 piece suite including bath with shower over, WC and hand-wash basin, white decor.

## **BEDROOM 2/LIVING ROOM 2.80M X 2.30M**

At present utilised as a snug living room, but could also accommodate a double bed, built in wardrobe. Window to side which could be converted into French doors leading to garden.

## **UTILITY ROOM**

Walk-in utility room, plumbed for washing machine (not included in sale) and housing fuse box and electric meter.

## **MASTER BEDROOM 3.70M X 4.45M**

Bright spacious double bedroom situated to front of property, with exposed beams and white painted wooden cladding. Laminate wood flooring wall spotlights, Velux window and pine paneled cottage door.

## **LOUNGE 7.06M X 2.70M**

Large bright rectangular room, with two large wooden windows and spiral staircase leading to upper accommodation. This room is a very versatile space and could also incorporate the small living room to form a large I-shaped living space. Above the attic could be floored to form another bedroom or could be utilised as a gallery/mezzanine floor with an open-plan feel.

## **OUTSIDE**

Small garden to side of property with small wooden shed, shared cobbled courtyard and two additional car parking spaces.



**51 High Street, Hawick TD9 8BP**

**T: 01450 371345 F: 01450 374370**

**E: jim@jimhayestateagents.com W: www.jimhayestateagents.com**

### **Mortgage and Insurance Advise Service.**

Jim Hay Estate Agents also offers a full Mortgage and Insurance service. This is provided through **Eden Mortgages Ltd** by John Beveridge and Lynne Kassouh who are Independent Mortgage Advisers who between them have over 60 years experience in the industry. They offer Independent Mortgage Research in order to find the best available mortgage from the whole market to meet your individual requirements. This will also cover your insurance needs with regards to Life and Critical Illness Cover, Mortgage Payment Protection and Buildings and Contents Insurance. It is our aim to provide a **One Stop Shop** for all your mortgage requirements to take away the hassle and worry involved with your house purchase. **Eden Mortgages Ltd** is an appointed representative of Personal Touch Financial Services Ltd, which is authorised and regulated by the financial Services Authority.

The Properties Misdescriptions Act 1991. While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

Please note that all measurements are approximate and should not be taken as exact sizes.



**Call Jim Hay on 07864 502485**

