



Grooms Cottage 1 The Courtyard Hassendeanburn Hawick TD9 8RU

Lovely converted ground floor cottage, within a small courtyard of similar properties. The current accommodation was constructed around the 1980s from the original stables and farm buildings to form a large ground floor terraced style cottage property. Benefiting from two front entrances the property could be altered to form 2 properties, but currently comprises, entrance vestibule, inner Hallway, living room, 4 bedrooms, dining kitchen, utility room, shower room and bathroom. Benefitting from oil central heating and solid fuel stove in lounge and UPVC DG. The kitchen has recently been renewed and has patio doors leading onto the front cobbled courtyard. There is a door from the living room leading out onto the large enclosed rear garden, which is partially landscaped, but laid mainly to lawn with a small patio area. There are 2 allocated car parking spaces in the communal car parking area.

Grooms cottage sits in a lovely courtyard situation and is accessed via a private road, it would make a lovely rural home for those looking for peace and quiet or excellent holiday accommodation. The property has been tenanted for the last few years and commanded a very good rental income.

Must be viewed to fully appreciate its location , character and potential to develop further. Now £25,000 Under HR Valuation

What we like about this property

PRICE Investment Location , Character, Potential







Council Tax Band: C

EPC Rating: D

Viewing:

Strictly by appointment through Jim Hay (all accompanied)

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