



27 Marmion Road Hawick TD9 9PE

Built around early 1970s and extended at a later date to provide the current layout, this two storey detached villa is located in a quiet residential part of town. Constructed of cavity brick with an external render leaf under a clay tiled pitched roof, while the extension has a cavity timber frame with concert block externally rendered again under clay tiled roof.

The accommodation comprises: Entrance porch, inner hallway, bathroom, large living/dining room, kitchen with rear porch. On the first floor, master bedroom with en-suite shower room, family bathroom, with bath & shower, 3 further bedrooms and a study/nursery room.

Benefitting from GCH (Valiant combi-boiler), PV panels located on the roof, provide reduced electric charges and a feedback tariff of around £1400 PA, which has 17 years to run. The windows are UPVC double glazed.

Outside there is ample off-street parking provided on the mono-blocked driveway leading to a double garage. There are good sized areas of garden to the front and rear.

The property has recently been painted externally, while internally is presented in good order throughout. An excellent family home, with a versatile layout that could be altered to suit the new owners requirements. Must be seen to fully appreciate.

What we like about this property

Location, Size, Versatility





27 Marmion Road, Hawick, TD9 9PE

Approximate Gross Internal Area
152.0 sq m / 1636 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID328759)

Council Tax Band: D

EPC Rating: B

Viewing:

Strictly by appointment through Jim Hay (all accompanied)

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