

Deanside 8 Wilton Park Road Hawick TD9 7LG

## Deanside 8 Wilton Park Road Hawick TD9 7LG

This lovely three bedroom bungalow, was built in the 1980s of timber frame design, concrete block and externally rendered, under a pitched tiled roof.

Situated on a corner site, slightly elevated overlooking Wilton Lodge park, it is a most desirable location.

The accommodation comprises; Entrance vestibule, WC, lounge, dining kitchen, 3 double bedrooms, family bathroom and conservatory. In total around 130 SQM of living space.

The property benefits from GCH (Vailant combi-boiler) and UPVC double glazing. Presented in immaculate order throughout with neutral decor and floor coverings, it is ready for the new owner, with next to nothing to worry about. The kitchen is only a few years old.

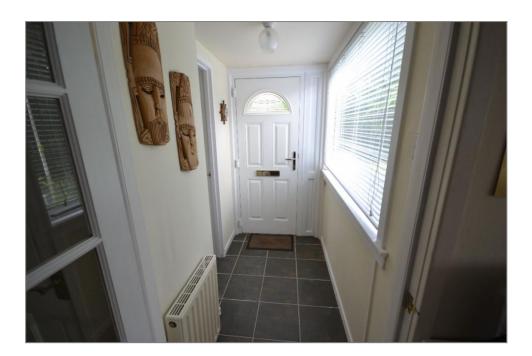
Outside there are gardens to front side and rear, which are very well maintained and landscaped. Planted with a mixture of trees and established shrubs. There is a wooden summer house and two wooden garden sheds to the rear. To the side of the house there is a double garage accessed via a long driveway, providing ample parking.

Would suit a retired couple or young family alike, being a very versatile property.

Should be viewed early as there is always high interest in this type of property and this particular location.

## What we like about this property

Space, Location, Presentation, Garden















Jim Hay Estate Agents Ltd 51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com

Council Tax Band: E

EPC Rating: D

## Viewing:

Strictly through Jim Hay, 100% accompanied

## **Important Notice:**

Jim Hay Estate Agents Ltd, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Jim Hay Estate Agents Ltd. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
- 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.