



Mindelo 32 Weensland Road Hawick TD9 9NP

Guide Price £160000

Mindelo 32 Weensland Road Hawick TD9 9NP

Built around 1970, of traditional cavity brick construction, externally rendered under a pitched clay tiled roof.

Situated on an elevated position on Weensland road, the property can be accessed from stairs to the front, or from Douglas Road to the rear.

The accommodation comprises; Entrance Hallway, kitchen, living room, rear porch/utility, bathroom and 2 double bedrooms. In total around 69 SQM of living space. There is a good sized cellar, allowing good access under the house.

Benefitting from GCH with combi-boiler and UPVC double glazing. The property is presented in good order throughout, with the kitchen and bathroom only a few years old.

Outside there are large gardens to the front side and rear, with paved patio areas and a raised partially covered decking.

A lovely property with great potential to develop further. It could easily be extended, given the relevant planning to provide extra living space.

What we like about this property

Location, Potential, Outlook, Price





Council Tax Band: C

EPC Rating: D

Viewing:

Strictly via Jim Hay, 100% accompanied.

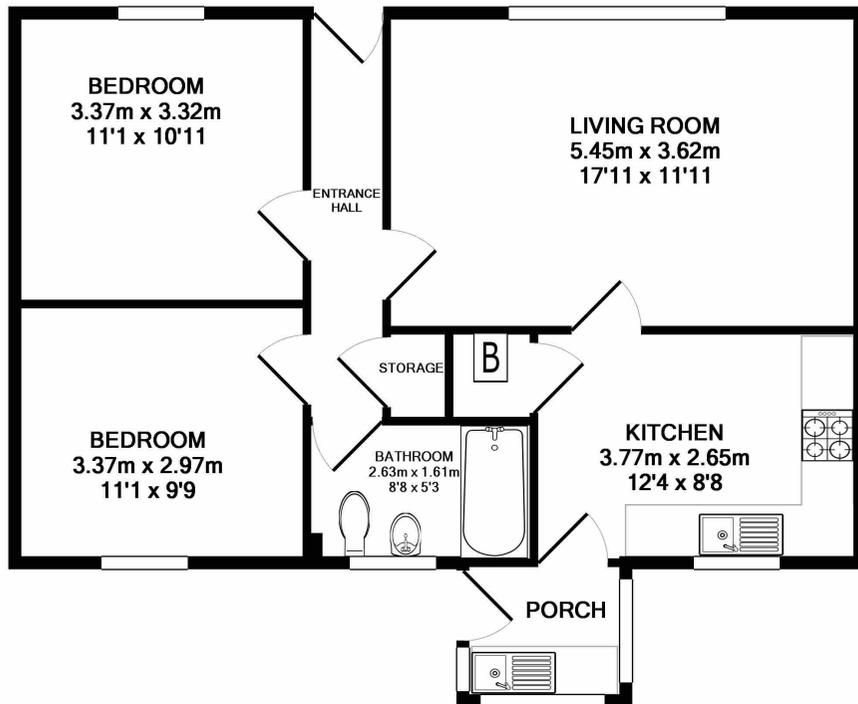
Important Notice:

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com