



Mindelo 32 Weensland Road Hawick TD9 9NP

Guide Price £160000

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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.

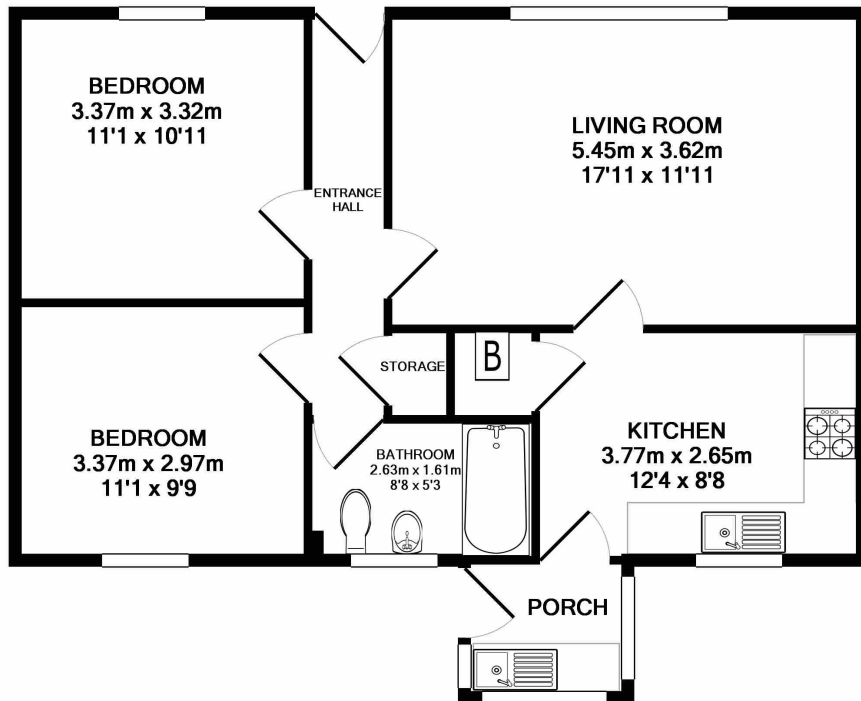
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