



**JIM HAY**  
ESTATE AGENTS

32 Marmion Road Hawick TD9 9PD

Guide Price £239995

## 32 Marmion Road Hawick TD9 9PD

Built around 1975 of traditional cavity brick construction, externally rendered under a pitched tiled roof. This very spacious family property is located in a quiet, safe, residential area on the edge of town.

The accommodation comprises; Entrance Hallway, Living Room/Dining Room, Kitchen, Utility Room, Study and shower room on the ground floor. On the first floor, there are three double bedrooms and a bathroom. In total around 109 SQM of living space.

The property benefits from GCH and UPVC double glazing.

Outside there is a driveway and good sized garage with power. There are gardens to the front, side and rear, with a lovely enclosed lawn at the top of the garden.

Presented in good clean and tidy order throughout, although some rooms would benefit from a degree of cosmetic updating.

Marmion Road is a lovely part of town to live, with a semi-rural feel and no through road, making it very safe and quiet.

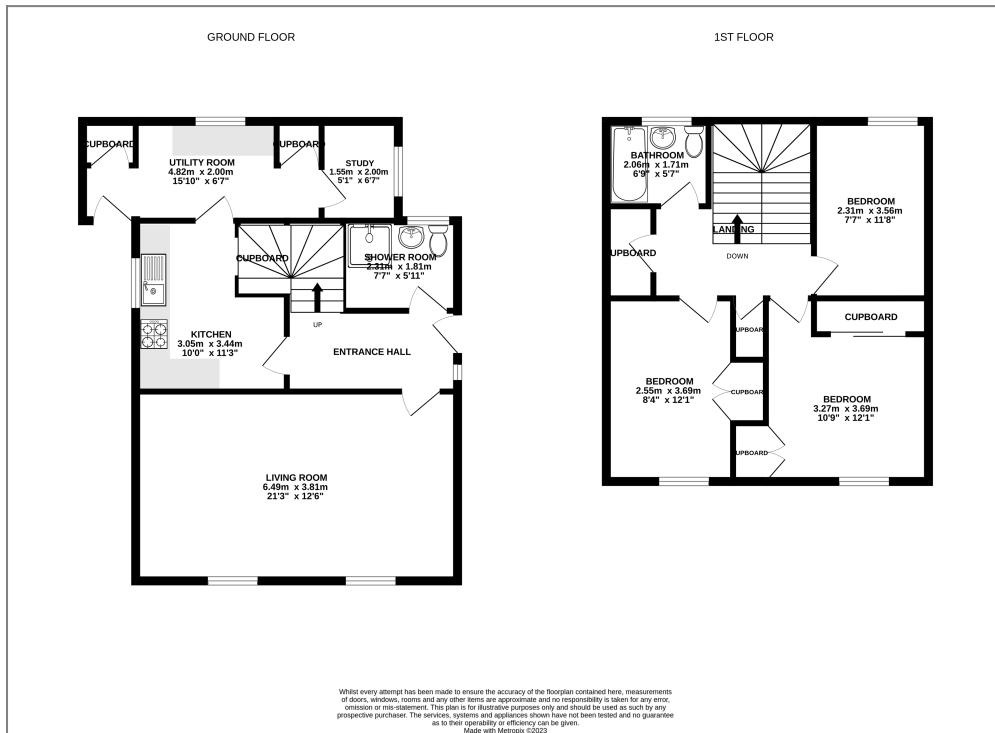
Must be viewed to fully appreciate.

### What we like about this property

Spacious, Location, Private Parking, Potential







Council Tax Band: D

EPC Rating: D

**Viewing:**

Strictly via Jim Hay , 100% accompanied.

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