



**JIM HAY**  
ESTATE AGENTS



Dalveen 42 Weensland Road Hawick TD9 9NP

Guide Price £250000



## Dalveen 42 Weensland Road Hawick TD9 9NP

We are delighted to bring to the market this sandstone built semi-detached property with many period features.

Built around 145 years ago this traditionally built property is located on Weensland Road, but can also be accessed via the side, from the first bend on Douglas Road East.

The accommodation comprises, Entrance Vestibule (with original tiled floor), hallway, living room, sitting room, Dining kitchen, and shower room on the ground floor. On the half turn landing is the bathroom, with hallway on first floor leading to three double bedrooms. In total around 130 SQM of living space. There is also a large floored attic, ripe for conversion if required.

The property is presented in excellent order throughout and benefits from GCH and UPVC double glazing, with a wood burning stove in the sitting room. There are many original features including, high skirtings, ornate cornicing, window surrounds, original doors and staircase.

The house is very light and spacious. The living room has "French doors" leading onto a lovely two tiered deck, with lovely open views over the town, ideal for alfresco dining in the evening summer sun. The bottom deck is equipped to house a hot tub if desired. The rest of the front garden is laid to lawn and mature trees and shrubs, with a path leading down to Weensland Road.

To the side of the property is the main entrance via Douglas Road East, an original iron gate leads onto a patio with access to the rear garden. The rear garden is laid mainly to lawn, with 2 outhouses and a single garage which can be accessed from the garden and Douglas Road.

Dalveen is an excellent family house, very tastefully presented, yet with scope to develop further.

Must be viewd to fully appreciate.



## What we like about this property

Location, Presentation, Garage, Gardens, Outlook







Council Tax Band: D

EPC Rating: D

**Viewing:**

Strictly Via Jim hay, 100% accompanied.

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Jim Hay Estate Agents Ltd

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

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)