





## 47 Burnfoot Road Hawick TD9 8EF

Built around 1950 by the local authority, of traditional brick construction, externally rendered under a pitched slate roof.

This 3 double bed semi-detached property is situated in an elevated position on Burnfoot Road, and can be accessed from the front and the rear where the garage can be found.

The accommodation comprises; Vestibule, Hallway, Living Room, Dining Kitchen and bathroom on the ground floor, with three double bedrooms all with fitted wardrobes on the first floor. In total around 91 SQM of living space.

The property benefits from GCH with Vailant combi-boiler and UPVC double glazed windows. It is presented in clean and tidy order, but would benefit from some cosmetic updating. To the front there is a small area of garden and to the rear a larger garden laid mainly to lawn with paved patio area and garden shed. There is a single garage which forms part of a block.

A very spacious, well constructed family property with potential to develop further.

Early viewing is recommended.

Room Sizes to follow

### What we like about this property

Price, Family Property, Garden, Garage









Council Tax Band: B

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)