



14 Ivanhoe Terrace Hawick TD9 8EE

We are delighted to present to the market, this 3 bed semi-detached property.

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

The accommodation comprises; Entrance hallway, living Room, kitchen, utility area, bathroom and three double bedrooms. In total around 96 SQM of living space.

Benefitting from GCH with Valiant Combi-boiler and UPVC double glazed windows. There is also a wood burning stove, with real wood flooring in living room and kitchen.

Outside there are gardens to the front side and rear, laid mainly to lawn, with a large decking to the rear.

Ivanhoe Terrace, is a quiet dead end street, with no through traffic and has lovely south facing views over the town and beyond.

Excellent, well built family accommodation at an affordable price point.

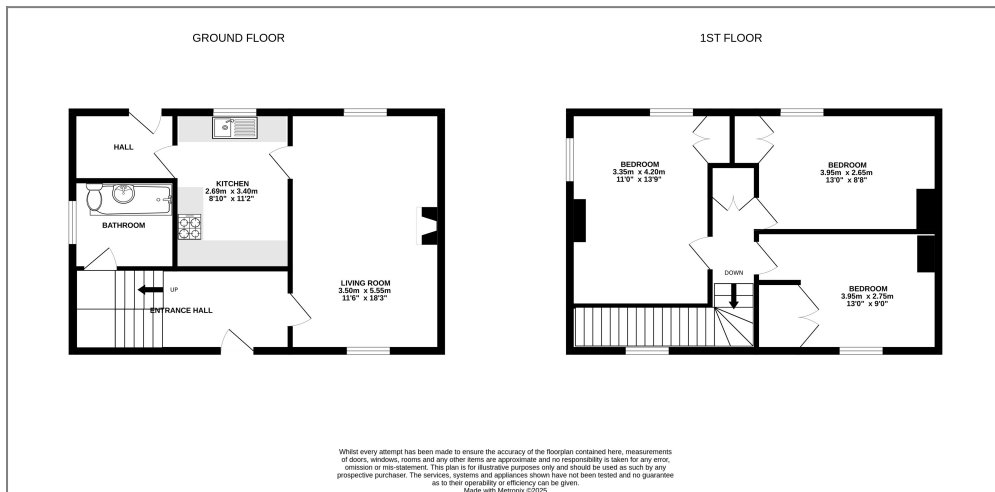
Must be viewed to fully appreciate.

What we like about this property

Three Double Bedrooms, Location, Outlook







Council Tax Band: B

EPC Rating: C

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.

Jim Hay Estate Agents Ltd

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

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com