



## 17 Churchill Road Hawick TD9 7BZ

We are delighted to bring to the market this very original 4 bedroom end terraced property.

Originally built in 1970, but extended in 2005 to provide the current layout.

Located in a very popular residential part of town, within easy walking distance to Wilton Primary school and all local services.

The accommodation comprises on Ground Floor; Hallway, Living Room, kitchen/Dining Room, rear hallway,(leading to front garden), Utility cupboard and shower Room

Split Level; Entrance Hallway, Bedroom

First Floor; 3 Bedrooms, bathroom, with shower and bath, with access to master bedroom. All bedrooms have generous fitted wardrobes. The downstairs shower-room has a shower, WC and wash hand basin.

Benefitting from UPVC Double Glazing and gas central heating with Valiant combi-boiler. There is an integrated dishwasher and double oven in the kitchen. There is a Ramsay ladder leading to a partially floored attic.

The property is presented in immaculate order throughout and is ideal for a family looking for little work to do.

Outside to the front there is a paved patio area, with a path at side leading to rear garden, which is mainly laid to lawn, with a tarmac car parking area and 3 garden sheds. Adjacent to the property is a large car park.

A rare opportunity to purchase a 4 bed family house at a reasonable price bracket in a nice part of town.

Early viewing advised as properties of this type don't come around often.

### What we like about this property

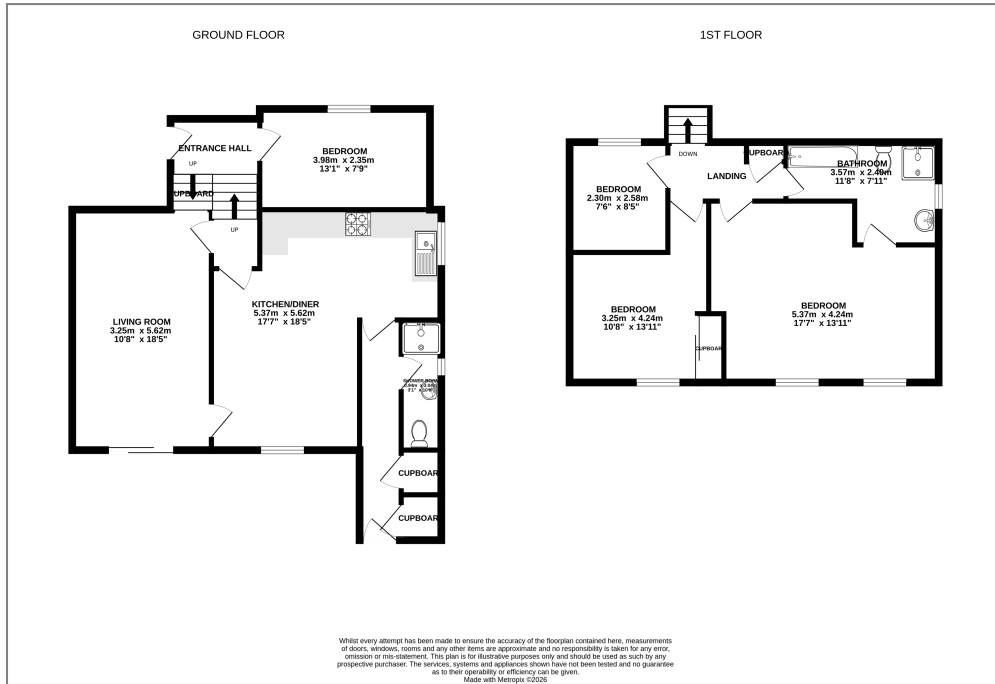
Price, Four Beds, 2 Bathrooms, Private parking, Gardens,



Excellent Cosmetic Order







Council Tax Band: C

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, all 100% accompanied.

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