



9 Longhope Drive Hawick TD9 0DU

In Region Of £265,000

## 9 Longhope Drive Hawick TD9 0DU

Built around 1980 by a local house builder of traditional cavity construction externally rendered under a pitched clay tiled roof.

The property sits in a slightly elevated position and has stunning views over Hawick and the countryside beyond.

The accommodation comprises; Entrance vestibule, hallway, living room, dining room, and kitchen with integrated white goods. There are 3 stairs up to the second floor where can be found 3 bedrooms and a family bathroom , with bath and separate shower cubicle. In total around 92 SQM of living space.

There is a large integral garage below, with another 2 decent sized rooms, one with a window and sink, which would be ideal as a small office or work from home studio etc.

Outside there are gardens to front side and rear, consisting of an area of lawn and various private paved patio areas. To the front there is a driveway with parking for 2 cars, but this could be doubled in size if required.

Benefiting from GCH with combi-boiler and UPVC double glazing. The property is presented in excellent decorative order.

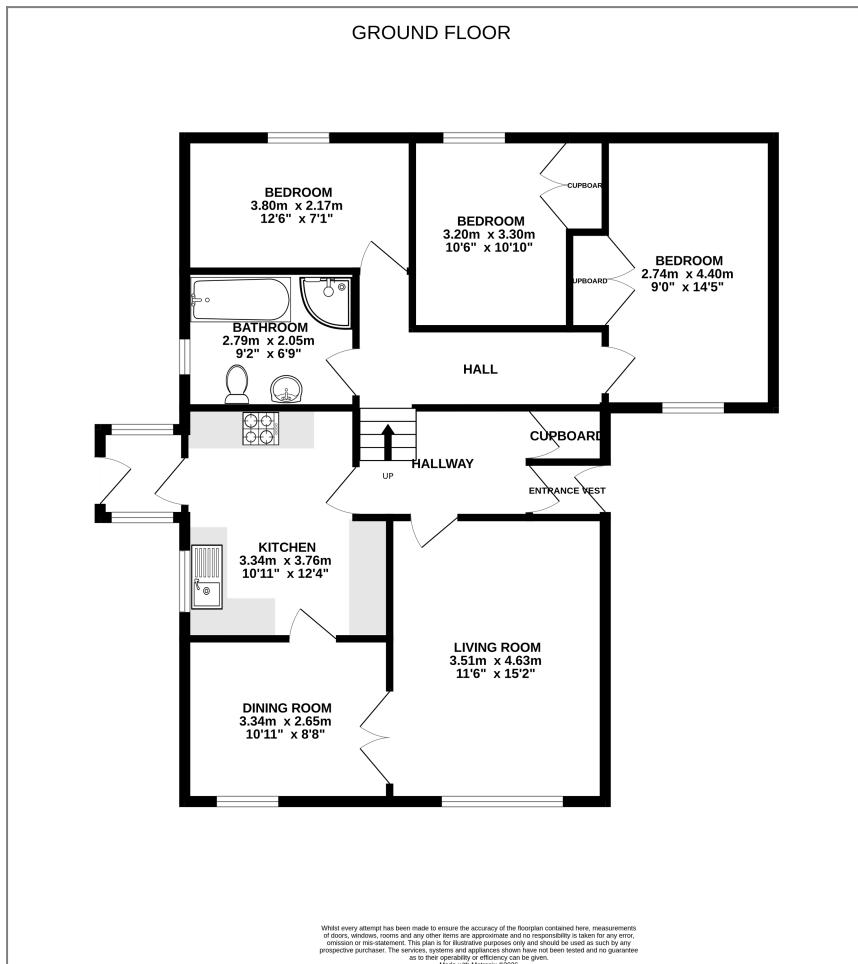
A great family property in a most sought after part of town, early viewing is advised.

### What we like about this property

Location, Size, Detached, Parking, Garage, Private Garden, Presentation.







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)

Council Tax Band: E

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied at all times.

**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.