



**JH**  
**JIM HAY**  
ESTATE AGENTS

31 Linden Crescent Hawick TD9 9LQ

Guide Price £180,000

## 31 Linden Crescent Hawick TD9 9LQ

We are delighted to bring to the market, this very well presented mid terraced property. Built around 130 years ago of solid stone under a pitched slate roof, it has been altered and extended to provide the current layout.

Accommodation comprises; Vestibule, hallway, living room (with patio doors onto front garden), Dining Kitchen, Office, Utility room and WC on the ground floor. On the half-landing there is a family bathroom, with bathtub and shower cubicle. On the first floor there are 3 bedrooms. In total around SQM of living space.

Benefitting from GCH with combi-boiler and UPVC double glazed windows, there is a wood burning stove in the lounge. Presented in lovely decorative order, it is in turnkey condition.

Externally there is a garden to the front laid mainly to lawn with a mono-blocked patio area, to the rear there is a small area of lawn, decking and garden shed. Ample on-street parking is available to the front and rear of the house.

A solid stone property, located in a most sought after part of town, it would suit a family or couple alike.

Must be viewed to fully appreciate.

### What we like about this property

Presentation, Size, Location, Style







Council Tax Band: D

EPC Rating: D

**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](mailto:admin@jimhayestateagents.com)