



3A Wellington Road Hawick TD9 7DX

In Region Of £140,000

### 3A Wellington Road Hawick TD9 7DX

Built around 1890, but modernised, altered and extended at later dates to provide the current accommodation. Constructed of solid stone under a pitched slated roof.

The property is located in an elevated position, with lovely open views and is within easy walking distance to the town centre and High School.

The accommodation comprises; Entrance Hallway, living room, dining room, kitchen and utility area (which is ripe for further development) on the ground floor. On the first floor there are three bedrooms and a family bathroom. In total around 109 SQM of living space.

Benefitting from GCH and UPVC double glazing. Presented in clean and tidy order throughout, it has huge potential for further development, with the opportunity for the new owners to place upon it their own personal stamp.

Outside to the front there are terraced gardens, with a small decked area, that could easily be extended. To the rear there is a gate leading onto Langlands Road.

Ample on-road parking is available to front and rear.

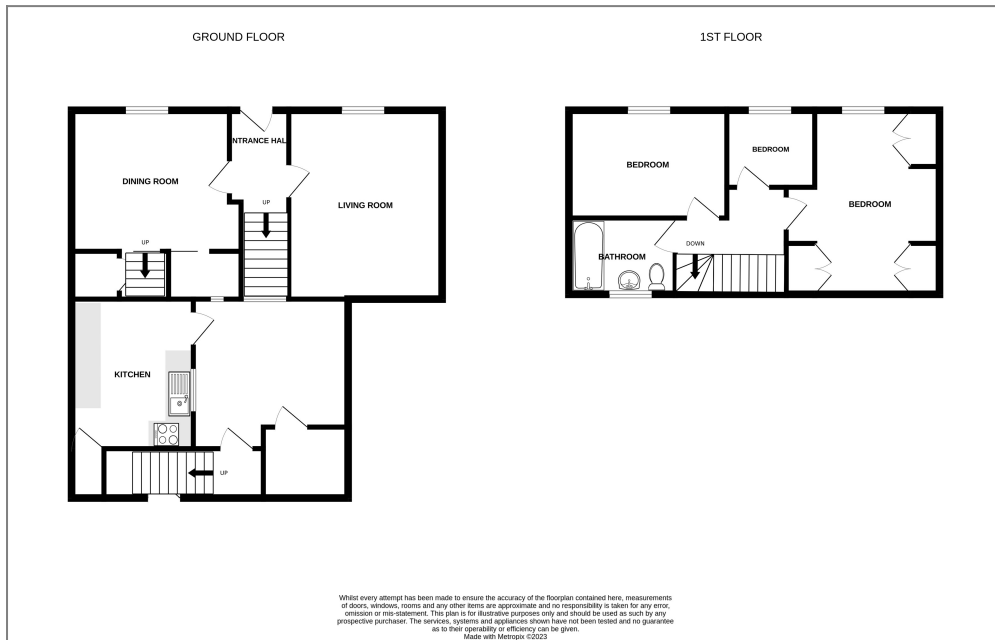
An excellent period family property, situated in a nice part of town, early viewing is advised.

#### What we like about this property

Location, Views, Further Development Potential, size.







Council Tax Band: C

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)