



# RESIDENTIAL PLOT, 12 HISLOP GARDENS HAWICK, SCOTTISH BORDERS

**Well located residential plot with panoramic views.**

Galashiels/Borders Railway 18 miles ■ Carlisle 44 miles ■ Edinburgh 51 miles

**Acreage 0.61 acres (0.25 ha)**

- Peaceful, yet accessible, location at the foot of a residential cul-de-sac.
- Tremendous southerly outlooks over Hawick.
- Mains electricity, water and drainage available nearby.
- Planning Permission granted in 2006. Ref: 06/00315/FUL

## Galbraith

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## SITUATION

Hislop Gardens has an excellent residential location towards the northern edge of Hawick. It is a cul-de-sac off Guthrie Drive and is peaceful whilst having easy access to the A7 which links Edinburgh with the northwest of England.

The subject plot is located at the foot/southern end of the cul-de-sac and any house built on the plot should enjoy tremendous southerly outlooks over Hawick to the hills beyond.

Hawick is the largest town in the Scottish Borders and has a wide range of facilities and professional services. The town has both primary and secondary schools along with a good range of shops, sporting and recreational amenities. The surrounding countryside is noted for its natural beauty and caters for sporting and outdoor enthusiasts.

Hawick straddles the A7 and the town has good road links with the other principal towns in the Scottish Borders. The Borders Railway, with its regular service to Edinburgh, is within comfortable driving distance of Hawick.

## DIRECTIONS

Approaching Hawick from the north on the A7 go round the Galalaw roundabout, taking the next right turn in to Guthrie Drive. Hislop Gardens is the first turn on your left and the subject plot lies at the bottom/south end of the cul-de-sac.

## DESCRIPTION

This is a well located residential building plot and any house built on it should enjoy tremendous outlooks. The plot is spacious, extending to approximately 0.61 acres, and slopes down to the south, away from the road.

## PLANNING

Full planning permission was granted in 2006 (Ref: 06/00315/FUL). A building warrant was obtained for a six apartment dwellinghouse with integral garage in January 2008 (Application Ref: 07/01898/EREDWG) but no subsequent building works have been undertaken.

## PLANNING AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797.

Scottish Power: Riccarton Mains Road, Currie, Edinburgh, EH14 5AA.

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD9 8PQ

## SOLICITORS

Douglas Gilmour & Son, 20 Market Place, Selkirk, TD7 4BL

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

- Originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID, of:
- Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to 30 The Square, Kelso, Scottish Borders, TD5 7HL. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in ???

