



**Rosewood is a substantial late Victorian stone built semi detached property, enjoying a superb position within a prestigious and rarely available part of town, lying adjacent to the award winning Wilton Park and in walking distance of the High School. The property makes for a delightful family home, with plenty of room to create separate zones for adults and kids; perfect for those with extended families or regular visitors, and it also offers several opportunities for home office space for those who combine their home and working lives. The property has been extensively and sympathetically upgraded and renovated by the current owners, successfully combining the old with the new whilst retaining many of the beautiful period features, which include some stunning stained glass leadlight windows, original woodwork and ornate plaster cornice work.**

**Internally, the incredibly versatile accommodation lies over three levels and has six bedrooms, one of which has an unusually spacious en-suite, a shower room, a stunning sitting room with corner bay and fireplace with open fire, an open plan dining room/kitchen, a utility room, and a useful downstairs WC. Additionally, there is an extremely useful cellar which has potential for several uses. The windows are double glazed and include several new Velux windows and there is a new gas heating system, with the boiler and hot water tank located within the utility room, which was formerly an outhouse now incorporated within the house.**

**Externally, vehicular access to the house is from the rear where there is a pull in parking space and gates enclosing access to the detached timber garage. The lovely mature gardens are fairly sizeable and have been designed to be very pet/child friendly, with gates and fences separating the sections, linked by strategically positioned paths. Whilst predominantly sloped, they include a flat grassy area to the back, ideal for use as a drying or play area, and are planted with a variety of both mature and young trees and shrubs.**

**Only eighteen miles from the Borders Railway, which runs to Edinburgh, Hawick is conveniently located for commuting, with Edinburgh and Carlisle easily accessible via the A7 and most Borders towns within easy reach.**

**Edinburgh 58 miles. Selkirk 12 miles. Tweedbank 18 miles. Carlisle 43 miles.**

**(All distances are approximate)**

#### **LOCATION:**

Rosewood is located in a highly desirable part of Hawick, which is the largest of the Border towns, has a population of over 14,000 and lies on the banks of the River Teviot. The town is famous for its common riding, rugby and fine cashmere companies and provides an extensive choice of amenities including a leisure centre several large supermarkets, and a selection of restaurants and hotels. Of particular note is the proximity to the beautiful Wilton Lodge Park, which offers fabulous riverside and tree-lined walks, as well as a walled garden, and lies just across the road from the house.

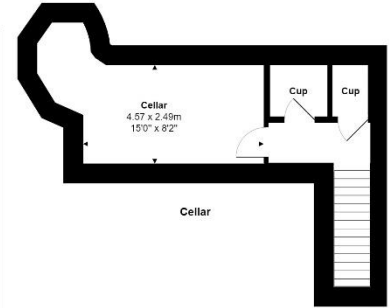
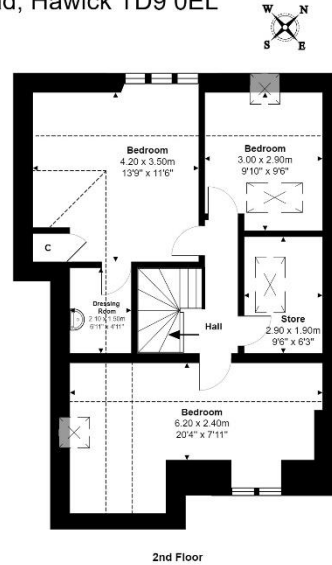
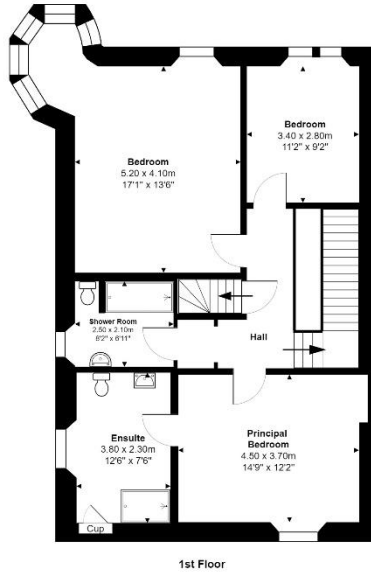
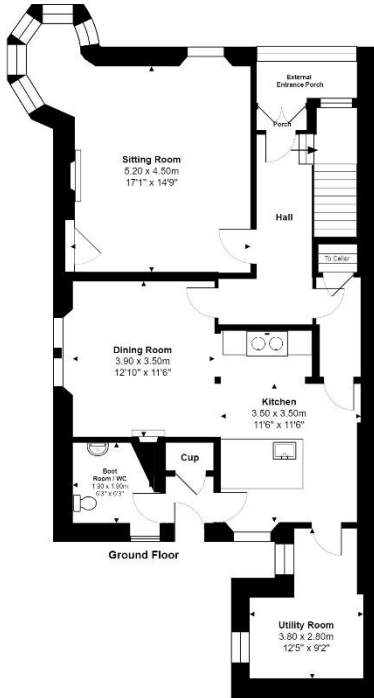
The annual Common Riding combines the annual riding of the boundaries of the town's common land with the commemoration of a victory over an English raiding party in 1514. Hawick is also well known for its rugby at Mansfield Park, plus its events in the town which include the Summer Festival and the Hawick Reivers Festival. Local attractions include the Borders Textile Towerhouse and the Three Stills Distillery, The Hawick Museum and Scott Gallery. There are also a variety of outdoor pursuits across the region that include fishing on the River Teviot and River Tweed, fieldsports, horse riding, golf with a course in Hawick, lawn bowling, mountain biking, and a selection of nearby walks including the Southern Upland Way, St. Cuthbert's Way, and The Borders Abbeys Way. There is also a good choice of primary schools available with secondary schooling at Hawick High School which is just a few minutes walk away.

The A7, which runs through Hawick, provides excellent links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh and there is also a regular bus service with links to Carlisle, as well as Edinburgh and other Border towns.





Rosewood Buccleuch Road, Hawick TD9 0EL



FOR ILLUSTRATIVE PURPOSES ONLY





### Directions:

For those with satellite navigation the postcode for the property is: **TD9 0EL**.  
Travelling from the North via the A7 proceed through Selkirk following the A7 to Hawick. Continue southbound following signs for Carlisle. As you are heading out of the town you will pass the High School on the right. A few hundred meters past the school, opposite the park, watch out for a small turning on the left which is signposted Buccleuch Road and has a private road sign on it. Take this turning and then veer round to the right. Rosewood is signposted on the right hand side a few houses along this private roadway. Travelling on the A7 from the South, as you approach Hawick there is a bridge with traffic lights. When you go over the bridge and through these lights take the first turn on your right into the aforementioned private road and then follow the directions to the house.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale. It should be noted that the kitchen appliances (fridge, dishwasher and Rangemaster) are negotiable as are some of the freestanding kitchen units.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband. Private shared access road.

#### Outgoings:

Scottish Borders Council Tax Band Category: F

#### EPC Rating:

Current EPC: E53

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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