



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Woodside West**  
SUNNYHILL ROAD, HAWICK, TD9 7HT





## THE LOCATION

Hawick is the largest of the Border towns with a population of over 14,000 and lies in the centre of the valley of the Teviot.

Hawick is internationally famous for fine quality knitwear. Companies such as Hawick Cashmere, Johnstons of Elgin, Lyle & Scott, Pringle of Scotland and Scott and Charters, all have had and in many cases still have manufacturing plants in Hawick, producing some of the most luxurious cashmere and merino wool knitwear in the world today.

The town hosts the annual Common Riding, which is one of the oldest Border Common Ridings and

combines the annual riding of the boundaries of the town's common land with the commemoration of a victory of local youths over an English raiding party in 1514. Hawick is also known for its rugby team Hawick Rugby Football Club. Rivalry between the small Border towns is generally played out on the rugby field. The historical competition continues to this day, as Hawick's main rival is the similarly-sized town of Galashiels. Other events in the town include the Summer Festival and the Hawick Reivers Festival.

Attractions include the Borders Textile Towerhouse in which the heritage of Scotland's premier

textile manufacturing region is presented within a restored 16th-century tower house. Wilton Lodge Park, on the wooded banks of the River Teviot, has 107 acres of riverside and tree-lined walks, as well as a walled garden. The Hawick Museum and Scott Gallery detail the town's history and provide a venue for visiting exhibitions.

The A7 Edinburgh to Carlisle road passes through the town, with main roads also leading to Berwick upon Tweed and Newcastle upon Tyne. The nearest major airports are at Edinburgh, 57 miles away, and Newcastle, 55 miles away.







# THE PROPERTY

A unique opportunity to acquire this wonderful family home, with generous immaculately kept private gardens, on an elevated South facing aspect, boasting stunning views over Hawick and beyond. Woodside West is fantastic period property, retaining many original features that date back to the 1890's.

Set within extensive and beautifully kept private gardens that include mature woodland, set well away from the property, as such the house has a very private and secluded feel to it. With a South facing aspect, the garden is naturally well-sheltered and a sun trap. Woodside West itself offers very well presented and maintained accommodation with a range of unique and original period features, notably panelled doors, beautiful parquet flooring

and an impressive feature fireplace to the grand lounge. It has been extended to the sun-trap garden side with a large family room or conservatory. Extending to approximately one acre is the mature woodland, to the elevated rear and above the house, with open fields beyond, perfect for wildlife and walking the dog.

The property briefly consists of an entrance vestibule, central hall, bay windowed drawing room, dining room with adjacent study/library, large family dining kitchen, conservatory/garden room, five bedrooms, utility/room, boiler room, downstairs shower, family bathroom and second shower upstairs. There is also an outside detached garage, external storage outhouse and summerhouse completes the property.



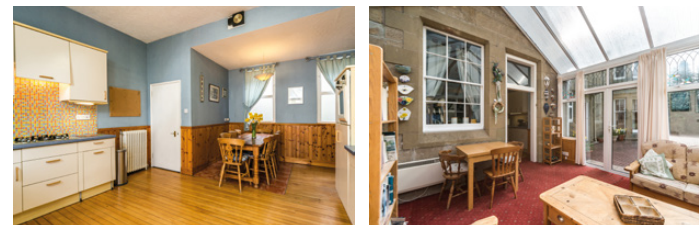




THE  
LOUNGE



# THE KITCHEN



# THE BEDROOMS & BATHROOMS







Approximate Dimensions  
(Taken from the widest point)

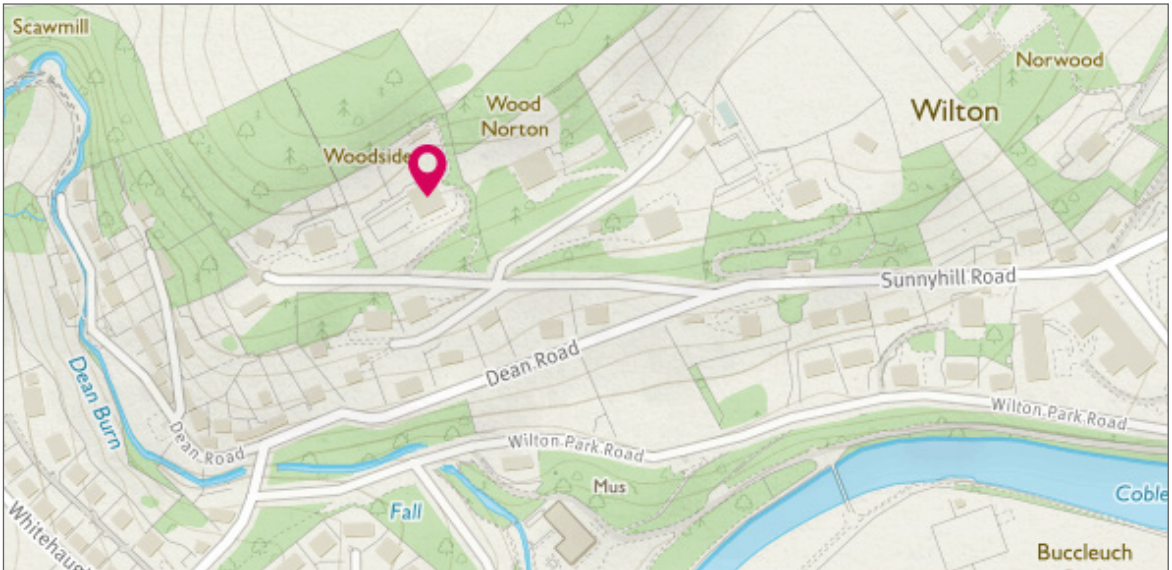
Lounge	7.47m (24'6") x 6.21m (20'4")
Kitchen	5.97m (19'7") x 4.21m (13'10")
Dining Room	4.30m (14'1") x 4.24m (13'11")
Conservatory	5.03m (16'6") x 3.82m (12'6")
Utility	3.44m (11'3") x 2.57m (8'5")
Bedroom 1	6.63m (21'9") x 5.99m (19'8")
Bedroom 2	5.89m (19'4") x 3.90m (12'10")
Bedroom 3	4.67m (15'4") x 3.57m (11'9")
Bedroom 4	4.16m (13'8") x 3.36m (11')
Bedroom 5	3.41m (11'2") x 1.69m (5'7")
Study	3.49m (11'5") x 2.46m (8'1")
Bathroom	3.87m (12'8") x 1.92m (6'4")
Shower Room	3.08m (10'1") x 1.85m (6'1")
Shower Room	1.70m (5'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 278m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale):

All fitted floor coverings, blinds, some curtains and fitted kitchen appliances. Other items may be available by separate negotiation.







# McEwan Fraser Legal

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