



**Geo. & Jas. Oliver W.S.**

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1C HAVELOCK PLACE, HAWICK TD9 7BE

**TWO BEDROOM, NEWLY REFURBISHED SECOND FLOOR FLAT**

**EPC:D**

**OFFERS AROUND £80,000**

# 1C HAVELOCK PLACE, HAWICK TD9 7BE

## OFFERS AROUND £80,000



1c Havelock Place is an extremely attractive two-bedroom second floor flat, located close to the town centre, many local amenities and public transport links. Newly refurbished and in turn key condition, the property would make an excellent purchase for a first-time buyer or those looking to add to their rental portfolio. The property comes fully furnished if so desired.

The front door opens up into a hallway decorated in neutral tones with doors leading to all rooms. Comprising of a cosy and modern lounge with alcove shelving, boasting marvellous views over the town and Millers Knowes beyond; a contemporary family bathroom with three-piece suite; two double bedrooms both benefitting from natural sunlight; a stylish kitchen which has plenty of worktop and cupboard space, breakfast bar, a gas hob and sink with drainer; and a spacious cupboard in the hallway, providing additional storage space.

There is a well-kept shared courtyard to the rear. Ample parking is available on-street.

### ROOM SIZES:

Lounge: 4.60m x 3.50m

Kitchen: 4.60m x 2.00m

Bedroom One: 4.20m x 3.50m

Bedroom Two: 4.90m x 2.50m

Bathroom: 1.90m x 1.70m

Havelock Place is tucked away just off the main road out of Hawick on the A7 in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

**EPC: D COUNCIL TAX BAND:A**

**FIXTURES AND FITTINGS:** The sale shall include all carpets, curtains, light and bathroom fittings. All furniture is also included.

**SERVICES:** Mains water, gas, drains and electricity. Gas central heating and double glazing.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

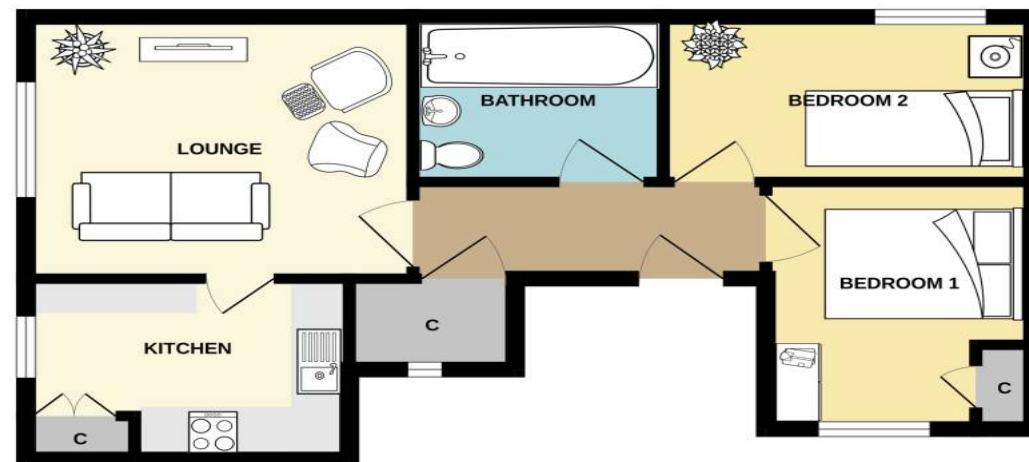
**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans

contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://www.propertywindow.com).

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.