



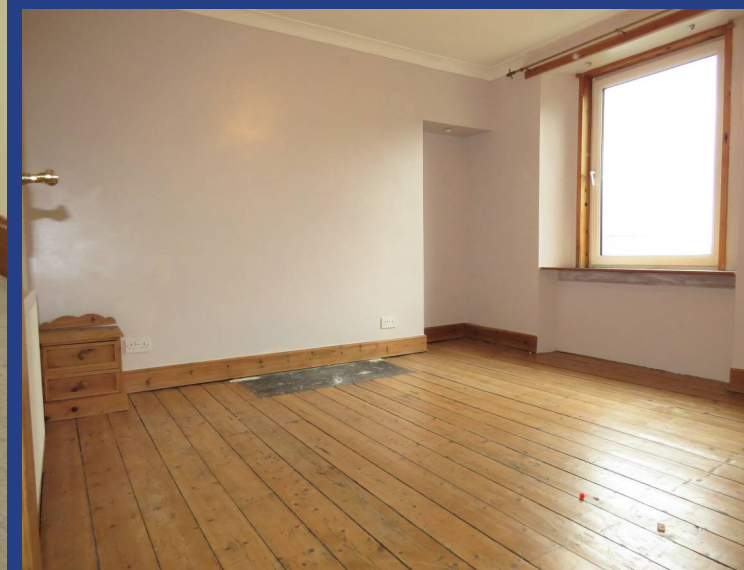
Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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6-3 UNION STREET, HAWICK TD9 9LF
THREE BEDROOM, SECOND FLOOR FLAT IN CENTRAL LOCATION

EPC RATING:D
OFFERS AROUND £76,000

6-3 UNION STREET, HAWICK TD9 9LF

OFFERS AROUND £76,000

HR VALUATION £90,000



A spacious three bedroom second floor flat with shared courtyard garden.

DESCRIPTION: Entered via a close from Union Street and a well kept spiral staircase leads to the second floor which is shared with one other property. Entrance can also be made from Mart Street via a stepped path and gate to the courtyard. Main door into entrance hall with further door to inner hall with window and a large cupboard housing washing machine. Glazed door into bright lounge with arch through to dining room, double aspect with windows to either side. Glazed door into kitchen with a good range of wall and base with black worktop over, stainless steel sink with mixer taps, electric oven and four ring gas hob with extractor canopy over, integrated appliances including washing machine and fridge freezer. Bedroom one is a good sized double situated to the rear with stripped wooden floor, alcove and window. Bedroom two is a double room situated to the front with window. Bedroom three is a small L shaped room ideal for an office or nursery, situated to the rear with a window and attic hatch. Large bathroom with four piece white suite including corner bath, electric Mira shower with glazed cubicle, WC, wash hand basin and Velux window. There is a large floored attic which has folding steps with power and light. The property has coombed ceilings giving character, natural woodwork throughout including doors, gas central heating and double glazing.

OUTSIDE: There is a shared courtyard garden backing onto Mart Street.

ROOM SIZES

Lounge 3.48m x 3.64m Dining Room 3.46m x 3.82m
Kitchen 3.66m x 1.86m Bedroom One 3.46m x 3.72m
Bedroom Two 3.79m x 3.50m
Bedroom Three 2.62m (max) x 2.61m (max)
Bathroom 1.86m x 2.70m Attic 11.60m x 5.50m

EPC RATING:D

COUNCIL TAX BAND:B

LOCATION: Union Street enjoys a highly convenient location with Morrison's Supermarket to the rear and only a short walk to the town centre and all local amenities.

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. The cooker and all integrated appliances in the kitchen. Washing machine.

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

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.

INTERNET WEBSITES: All our properties can be viewed at gandjoliver.co.uk as well as rightmove.co.uk, onthemarket.com and propertywindow.com.

IMPORTANT NOTICE: Interested parties are advised to have their interested 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.

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.

