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**72/2 HIGH STREET, HAWICK TD9 9HR**  
**ONE BEDROOM, FIRST FLOOR FLAT IN PRIME TOWN CENTRE LOCATION**

**EPC:F**  
**OFFERS AROUND £55,000**

# 72/2 HIGH STREET, HAWICK TD9 9HR

## OFFERS AROUND £55,000



A delightful one bedroom, first floor flat, tucked away off Hawick High Street and presented in excellent condition.

Entered via a well-kept communal close with steps leading up to the first floor, the main front door opens into the inviting hallway with doors off to the bathroom and lounge. The lounge is comfortably sized with doors off to the kitchen and bedroom and provides a blank canvass for anyone looking to add their own touch. The compact kitchen is fitted with a good range of wall and base units with a pristine worktop over, stainless steel sink, cooker, washing machine and fridge/freezer, whilst the double bedroom features two built in wardrobes, providing essential storage space. The bathroom comprises a bath with shower above, wash hand basin and wc. There is also an attic to provide further storage space.

Wonderfully presented throughout, this property is in walk-in condition and the sash and case windows a particularly striking feature of the property.

There is a well-kept shared courtyard to the rear. Parking is available by way of a public carpark on O'Connell Street and a further car park located at Lothian Street a few steps away.

Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

### ROOM SIZES

Lounge: 4.00m x 2.85m  
Kitchen: 2.20m x 2.15m  
Bedroom: 4.00m x 2.45m  
Bathroom: 2.15m x 1.60m

**EPC: F COUNCIL TAX BAND: A**

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

**SERVICES:** Mains water, drains and electricity. Electric heating. Secondary Glazing.

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

**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.gandjolicer.co.uk](http://www.gandjolicer.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) 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.

