



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

Solicitors & Estate Agents

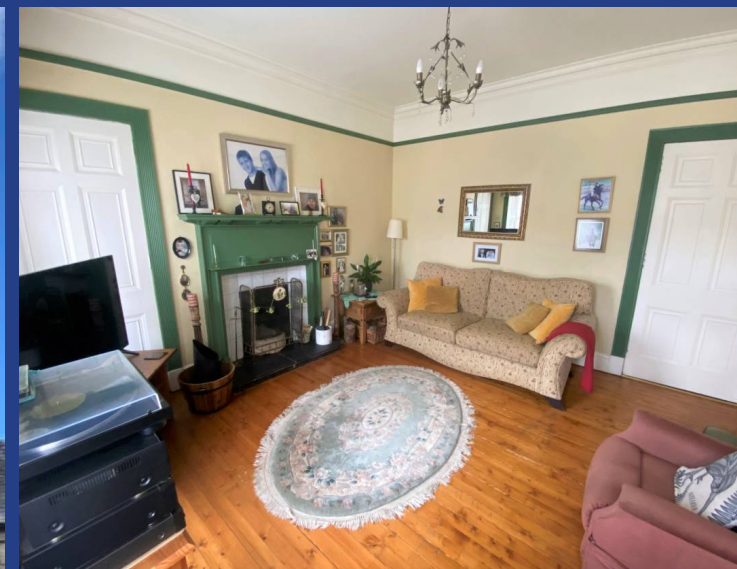
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11 HIGH STREET, HAWICK, TD9 9BZ  
FOUR BEDROOM TRADITIONAL APARTMENT, CENTRALLY LOCATED.

EPC: E  
OFFERS AROUND £135,000

# 11 HIGH STREET, HAWICK

## OFFERS AROUND £135,000



11 High Street forms the upper two floors of a traditional stone built building ideally situated on the town's main street with lovely views to the rear from the master bedroom balcony. Offered for sale in good order, the apartment has been tastefully modernised by the present occupiers whom have resided there for many years and retains many traditional and pleasing features such as high ceilings, fireplaces and cornicing. Excellent storage facilities and private garden.

The property is entered from street level via a shared stairwell with secure entry which serves one other dwelling. From the first floor, a private staircase leads up to the second floor which is where the accommodation can be accessed. The entrance level of the property houses the spacious main sitting room which is located to the front with secondary glazed windows allowing ample natural light. This room has attractive stripped flooring and a large open fireplace which is a lovely focal point. Also located on this level is the bathroom which provides a three piece white suite of bath, wash hand basin and WC. The dining kitchen is both generous in size and light overlooking the rear of the property and has a range of white floor and wall units with integrated dishwasher and freestanding fridge freezer and cooker. There is access from here to the utility room where the floor mounted gas boiler is located and this room is also plumbed for a washing machine. Also housed on this lower level is the formal dining room with fireplace (which could also be used as a forth bedroom if so desired) and the third bedroom (both located to the front overlooking the High Street)

Carpeted stairs lead up to the upper level where a further two large double bedrooms can be found and the box room. Both bedrooms are extremely spacious and overlook the rear offering lovely open views and excellent built in storage in both. The master bedroom has a quaint balcony which is a lovely addition and overlooks the enclosed rear garden. The box room, which is currently used for storage, could ideally be converted (subject to planning) to a useful second floor shower room to serve the two bedrooms on this floor.

Externally, there is a private enclosed rear garden which is laid mainly to lawn and has a timber garden shed and fire pit.

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, Hawick 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. The town 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.

### ROOM SIZES:

Lounge: 4.00 x 4.00

Dining Room/Bedroom 4: 4.84 x 4.00

Kitchen: 4.65 x 3.28

Bathroom: 3.08 x 1.47

Bedroom 3: 4.08 x 2.35

Bedroom 1: 5.49 x 3.94

Bedroom 2: 5.57 x 3.62

Box Room: 2.66 x 2.08

### EPC: E COUNCIL TAX BAND: C

**FIXTURES AND FITTINGS:** The sale shall include all carpets, curtains, light and bathroom fittings.

**SERVICES:** Mains water, gas, drainage and electricity. Gas central heating and partial double glazing with secondary 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.gandjooliver.co.uk](http://www.gandjooliver.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.

