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**3/1 GREEN TERRACE, HAWICK TD9 0JG**  
**TWO BEDROOM, GROUND FLOOR FLAT IN "WEST END" AREA**

**EPC:D**  
**OFFERS AROUND £65,000**

# 3/1 GREEN TERRACE, HAWICK TD9 0JG

## OFFERS AROUND £65,000



A well-proportioned two-bedroom, ground floor flat in the "West End" area of the town. In need of some cosmetic improvements, this property would make an ideal first time buy or rental investment. Ideally located for both Drumlanrig Primary School and Hawick High School.

Entered via street level with its own front door opening into the hallway and doors leading to all rooms. The lounge is located to the front with a window overlooking "Myreslaw Green" and is a spacious room and features a gas fire with tiled hearth and stone mantle. From the lounge a hatch opens up with stairs leading down to a box room ideal for a home office or children's play room. The kitchen has a good range of wall and floor units with black marble effect worktop with sink and drainer, an electric hob and rangehood above and space and plumbing for a washing machine and refrigerator. A further two cupboards provide additional storage space in here and the boiler is also located in one. There is plenty of room to allow for family dining. Bedroom one is a spacious double room with built in wardrobes to allow extra storage space. Bedroom two is another double room located to the rear with built in wardrobes. The shower room is beautifully presented and comprises a walk-in shower enclosure, WC and wash-hand basin.

There is a well-kept shared courtyard with bin storage area to the side of the property and ample on-street parking located to the front.

Located in the popular West End of the town, Green Terrace is a quiet residential area which has easy access to the town centre, a bus stop nearby as well as a local corner shop in the immediate area. Hawick High School and Drumlanrig Primary School are also a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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.

### ROOM SIZES:

Lounge: 4.60m x 4.05m  
Kitchen: 4.05m x 3.50m  
Bedroom One: 4.60m x 3.70m  
Bedroom Two: 4.05m x 3.70m  
Box Room: 3.65m x 3.05m  
Shower Room: 2.45m x 1.95m

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

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

**SERVICES:** Mains water, mains drainage, gas & electricity. Gas central heating. 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.

