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2F HAVELOCK PLACE, HAWICK, TD9 7BE
TOP FLOOR THREE BEDROOM FLAT

EPC RATING D
FIXED PRICE £69,995

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2F Havelock Place is a centrally located three-bedroom second floor flat with many local amenities and public transport links close by. The property is offered for sale in good condition and has been successfully rented out by the current owners for many years.

The front door provides access to the hallway where the majority of the accommodation can be accessed from and there is a useful storage cupboard here housing the electric meter and switchgear. The spacious lounge is located to the front and offers pleasant views out towards the Millars Knowes and has an electric fireplace as a focal point. There is a door from here through to the kitchen located to the rear. This has a range of timber floor and wall units and a large cupboard where the gas boiler is located. It is decorated in green with vinyl flooring and tiled splashbacks and ample work surface space. There is an integrated cooker with electric hob and space for a washing machine and fridge freezer.

The bathroom is spacious and comprises of a three piece suite of bath with electric shower located above, wash hand basin and WC. Over the bath is a bi fold glazed shower screen. The three double bedrooms are all well presented with two having built in wardrobes and one benefits from over the bed fitted furniture.

There is a shared drying to the rear and a private outhouse within the shared close. Ample parking is available on-street.

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.

ROOM SIZES:

Lounge: 5.20 x 3.47
Kitchen: 3.46 x 3.34
Bedroom One: 3.37 x 3.50
Bedroom Two: 3.55 x 3.22
Bedroom Three: 3.58 x 3.25
Bathroom: 3.26 x 1.81

EPC: D COUNCIL TAX BAND: A

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

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 as well as www.rightmove.co.uk, www.onthemarket.com and 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.

