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**1A, E AND F TEVIOTDALE COURT, HAWICK, TD9 8HZ**  
**PORTFOLIO OF THREE TWO BEDROOM FLATS**

**FIXED PRICE £105,000**  
**EPC RATING C**



# PORTFOLIO OF THREE 2 BEDROOM FLAT AT 1 TEVIOTDALE COURT, HAWICK

## FIXED PRICE £105,000



A fantastic opportunity has arisen to purchase a turn key portfolio comprising three, two-bedroom properties within a residential area of town.

1A is a ground floor property with easy access whilst 1E and F are both double upper flats presented over two levels. All three flats are occupied by tenants (redacted copies of the Private Residential Tenancy Agreements can be requested in writing from interested parties) and the respective rents are £350, £400 and £400 per calendar month.

Located on the outskirts of town, the properties have easy access to the town centre, a bus stop nearby as well as local shops in the immediate area. Burnfoot Primary School is a short walk away; Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing.

**INVESTMENT:** The three properties together generate a gross annual income of £13,800

**HOME REPORT:** Please note, no Home Reports are available.

**SERVICES:** Each flat benefits from double glazing and gas central heating. Mains water and drainage.

**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. This portfolio requires full

restoration and is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

**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.

