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24/4 PRINCES STREET, HAWICK, TD9 7AY
FIRST FLOOR CENTRALLY LOCATED ONE BEDROOM FLAT

EPC D
OFFERS AROUND £55,000

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24/4 Princes Street is a centrally located first floor flat offered for sale fully furnished, making it an ideal first time buy or rental investment. Benefits from double glazing and a well tended shared drying green. Nearby off street car parking can be arranged separately with the owner for £10 per week if so desired.

The property is entered via a well kept shared close into a carpeted hallway providing access to the majority of the accommodation. There is a large storage cupboard plumbed for a washing machine (included in the sale). Located to the front of the property is the cosy lounge which is light and airy with neutral décor and a living flame gas fire. From here is access to the kitchen which comprises a range of floor and wall units in beech effect with black worktops and single bowl sink. There is an upright fridge freezer and integrated electric oven and gas hob with stainless steel extractor. The double bedroom, situated to the rear, overlooks the drying area and is a generously sized room housing both a double and single bed. In here there is a wall mounted gas heater. The three piece shower room comprises a three piece suite of shower enclosure with electric shower, WC and wash hand basin.

Externally with the property there is well maintained shared garden with clothes drying facilities.

ROOM SIZES

Lounge: 3.42 x 3.32

Kitchen: 2.16 x 2.92

Double Bedroom: 3.12 x 4.08

Shower Room: 1.58 x 2.84

Princes Street is located 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.

EPC: D COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The property is sold as seen fully furnished. Please note warranties will not be given

SERVICES: Mains water, gas, drains and electricity. Partial gas heating. Double glazing.

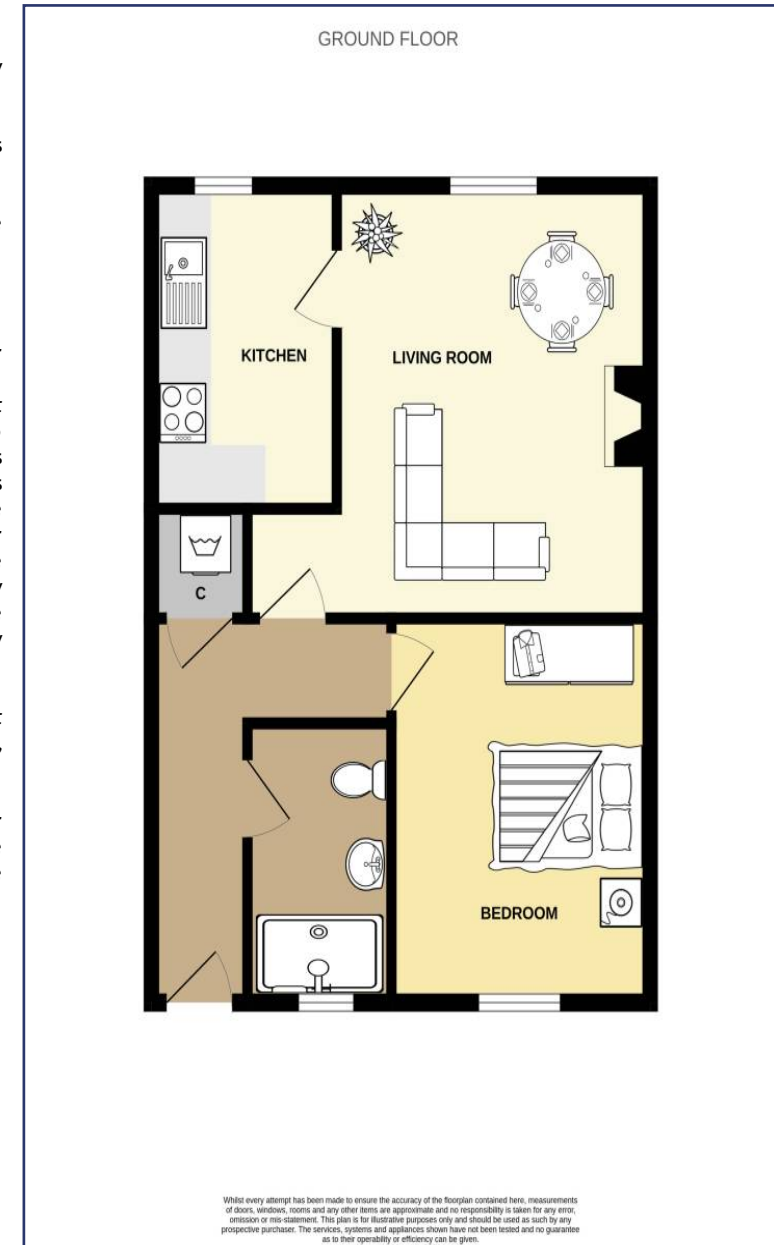
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

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 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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