



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



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**DUDLEY COTTAGE, 12-3 SLITRIG CRESCENT, HAWICK, TD9 0EN
ONE BEDROOM MAIN DOOR FLAT TUCKED AWAY**

**EPC RATING D
OFFERS AROUND £65,000**

THE COTTAGE, 12/3 SLITRIG CRESCENT, HAWICK, TD9 0EN

OFFERS AROUND £65,000



Tucked behind Slitrig Crescent, this main door ground floor flat is an ideal down size opportunity for someone looking to be close to the town centre but off the main street. Offered for sale in walk in condition in neutral tones, the property has shared garden and comes with white goods. Viewing is essential to appreciate.

Entered from the rear, the property is accessed through its own front door directly into a spacious lounge which has a window overlooking the front and a useful storage cupboard. Access from here to the kitchen which is situated to the side. The kitchen has a well fitted range of beech effect units with black worktops and vinyl flooring. There is space for a small table and chairs and a window to the side. Washing machine and fridge and freezer are all included in the sale. A hallway from the lounge provides access to the shower room and double bedroom. The bedroom is decorated in neutral tones with carpet flooring and has a spacious built in wardrobe. Double glazed window to the front. The shower room comprises of a three piece white suite of walk in shower enclosure, wash hand basin and WC an the enclosure houses an electric shower.

Externally to the property, there is a shared garden to the front and side mainly chipped and paved making it very low maintenance.

Located a stone's throw from the town centre, Slitrig Crescent is a quiet residential area which has easy access to the High Street. 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:4.6m x 3.91m
Kitchen:4.68m x 2.03m
Bedroom :3.81m x 3.0m
Shower Room:2.18m x 1.55m

EPC:TBC COUNCIL TAX BAND:B

FIXTURES AND FITTINGS: The sale shall include all carpets, light fittings and bathroom fittings. White goods will also be left (no warranties given)

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 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.

