



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

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

www.gandjolicover.co.uk



See all our properties at  
**OnTheMarket**.com



**13/4 PRINCES STREET, HAWICK, TD9 7AX**  
**TOP FLOOR THREE BEDROOM FLAT WITH PLEASANT VIEWS**

**EPC C**  
**OFFERS AROUND £89,995**

# 13/4 PRINCES STREET, HAWICK, TD9 7AX

## OFFERS AROUND £89,995



13/4 Princes Street is a centrally located second floor which is surprisingly spacious and located a short walk to the town centre and local amenities. Offered for sale in good order, this well proportioned flat would make an ideal starter family home. There is a chipped drying area to the rear.

The property is entered via a well kept shared close into a hallway providing access to all of the accommodation over the same level. The sitting room is extremely bright and spacious with double glazed windows overlooking the front. Decorated in neutral tones with a fyffe stone fireplace and inset fire. A timber door from here leads through to the breakfasting kitchen which is situated to the rear. There is a range of floor and wall mounted units with tiled splashbacks and neutral door. There is ample space for a table and chairs, fridge freezer and cooker and there is an integrated oven and gas hob. The family bathroom comprises of a three piece white suite of bath, wash hand basin and WC and there is a chrome shower over the bath with glazed shower screen.

The property benefits from three generously sized bedrooms, all pleasantly decorated and having the benefit of built in storage.

Externally with the property there is a low maintenance chipped drying area with rotary clothes drying facilities.

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.

### ROOM SIZES

Lounge: 5.09 x 4.86  
Kitchen: 2.65 x 5.17  
Bedroom One: 3.78 x 3.03  
Bedroom Two: 2.60 x 3.57  
Bedroom Three: 4.05 x 2.45  
Bathroom: 2.96 x 1.45

**EPC:** C

**COUNCIL TAX BAND:** A

**FIXTURES AND FITTINGS:** The sale will include all carpets and floor coverings and integrated appliances.

**SERVICES:** Mains water, gas, drains and 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.

**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

**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).

