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17A MINTO PLACE, HAWICK TD9 9JL

ONE BEDROOM, FIRST FLOOR FLAT WITH VIEWS OVER THE TOWN

EPC:C

OFFERS AROUND £48,000

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This comfortably sized one-bedroom, first floor flat is located in the popular Terraces area of the town, with the Millers Knowes, an expansive grassy area providing a glorious backdrop.

Entered via a spiral staircase from the street level, the front door opens up into a bright and airy, traditionally-kept home consisting of a hallway leading to the kitchen, bedroom, bathroom, lounge as well as an abundance of storage and attic space.

The generous, double bedroom receives natural sunlight through the bay-window, and features white wooden flooring and tasteful furnishings. The spacious lounge is the heart of the property with a periodic fireplace and desirable views over the town and surrounding countryside. The compact bathroom has been well utilised with both a bath and over-head shower, as well as fresh, modern décor including contemporary wallboards. The characteristic kitchen comprises of wall and base units, a freestanding cooker and a stainless-steel sink with drainer.

A large shared garden is set to the rear of the property and is an ideal area for use as a drying green or sociable space. On street-parking can be found to the front of the property.

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

ROOM SIZES:

Lounge:4.20m x 4.00m
Kitchen:1.10m x 3.00m
Bedroom:3.70m x 3.60m
Bathroom:2.40m x 1.50m

EPC:C COUNCIL TAX BAND:A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. Fridge freezer and cooker are included in the sale.

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

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.

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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.

