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15 DALKEITH PLACE, HAWICK, TD9 9JS
ONE BEDROOM GROUND FLOOR FLAT WITH PARKING

EPC C
OFFERS AROUND £62,000

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A comfortable one bedroom, ground floor flat located a stone's throw from the town centre with the benefit of a front and back doors and a private rear garden with timber shed and off street parking. The property is brought to the market in turn key order presenting an excellent opportunity for a first-time buyer, someone looking to downsize or a rental investor looking to expand their portfolio. Benefits from recently fitted gas central heating (2021) and double glazing. There is also a separate room off the lounge that would make an ideal home office with built in desk for those working from home.

Entering from the front, a newly fitted UPVC doors leads into a small hallway offering access to the shower room and lounge. The electric meter and switchgear are located in here at high level. The shower room comprises a three piece white suite of shower enclosure, wash hand basin and WC. Housed in the shower enclosure is an electric shower. The bright and spacious lounge is decorated in neutral with laminate flooring and has an electric fire suite making a pleasing focal point. Accessed off the lounge is the office, kitchen and double bedroom. The office is a useful additional facility with a built in desk and shelving, and the double bedroom is situated overlooking the rear garden and has a built in wardrobe for storage. Located to the rear of the property is the galley kitchen with a range of timber floor and wall units and a door out to the rear garden. There is a wall mounted gas boiler and space for an electric cooker, washing machine and fridge freezer.

Externally to the property there is private outhouse to the front and the rear garden is laid to lawn with a timber garden shed and off street parking. Dalkeith Place is 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:

Sitting Room 4.29 x 4.82
Kitchen 4.62 x 1.70
Bedroom 4.79 x 2.98
Shower Room 3.47 x 0.86
Office 2.57 x 1.41

EPC RATING:C COUNCIL TAX BAND:A

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

SERVICES: Mains water, drainage 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.

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