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FLAT C, HORNE COURT, 13 DOVECOTE STREET, HAWICK, TD9 9QP
TWO BEDROOM APARTMENT CLOSE TO THE TOWN CENTRE

EPC C
OFFERS OVER £79,995
(HOME REPORT VALUE £85,000)

FLAT C, HORNE COURT, 13 DOVECOTE STREET, HAWICK, TD9 9QP

OFFERS OVER £79,995



An excellent opportunity has arisen for a first-time buyer, those looking to downsize or purchase a great addition to a rental portfolio. Flat C Horne Court is a spacious and bright two bedroom apartment with secure entry system, shared drying area and is conveniently located just off the town centre, providing quick access to local amenities as well as public transport links.

Entered via a secure communal close, the property has the benefit of gas central heating, double glazing and well appointed bathroom and kitchen facilities. The lounge overlooks the side and front of the property with a Juliet balcony and neutral décor with a feature wall in red. The galley style kitchen has a range of floor and wall units in oak effect with tiled flooring and space for a gas cooker and extractor located over. There is also space for a fridge freezer and small table and chairs. The three piece bathroom comprises of a bath with electric shower located over, wash hand basin and WC. There is tiling to the flooring and the splashback areas. Located in the hallway is a useful utility cupboard where the boiler is located and there is plumbing for a washing machine.

The two bedrooms (one double and one single) are both decorated to a pleasing standard and both have built in cupboard for storage. Externally to the property there is an enclosed shared drying courtyard with private gated access.

ROOM SIZES:

Lounge: 4.49 x 4.07
Kitchen: 4.44 x 2.35
Bedroom One: 4.48 x 3.00
Bedroom Two: 2.89 x 2.50
Bathroom: 2.14 x 2.98
Utility Area: 2.23 x 1.57

Horne Court is very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Wilton and Trinity Primary Schools are close by, as well as Hawick High School, offering an excellent degree of education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, Hawick 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. The town boasts a number of independent shops and bistros and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

EPC RATING: C COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds, light and bathroom fittings.

SERVICES: Mains water, drainage, gas and electricity. Double Glazing. Gas Central Heating. Intercom entry system.

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.gandjooliver.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.

