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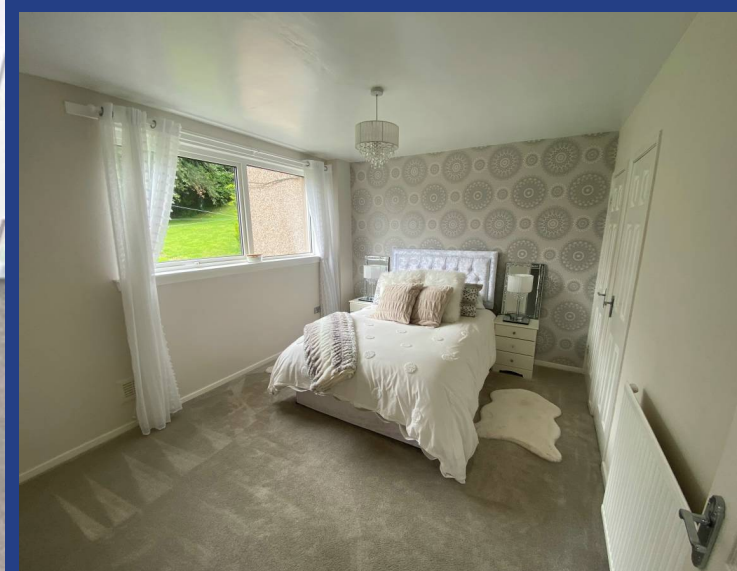


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1B TEVIOTDALE COURT, HAWICK, TD9 8HZ
TWO BEDROOM GROUND FLOOR FLAT

EPC E
OFFERS AROUND £39,995

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Immaculately presented ground floor two bedroom flat located in a block of similar properties on the outskirts of town located on a good bus route to the town centre. Ideal first time buy or rental investment for those looking to add to a portfolio. Must be seen to appreciate.

The hallway is entered via a UPV door and has a deep storage cupboard. Located to the side of the property is the spacious lounge which has an electric fire as a main focal point. The breakfasting kitchen overlooks the front via double glazed windows and has a range of cream floor and wall units and an integrated cooker with electric hob. There is space for an under counter fridge, freezer and washing machine and also a small table and chairs. The floor mounted boiler is also located in here. The family bathroom is decorated in neutral tones and comprises a bath, wash hand basin and WC and there is an electric shower located over the bath. The two double bedrooms are both bright and fresh in décor with carpet flooring. The master room has two built in cupboards for storage.

Located on the outskirts of town, the properties have easy access to the town centre, a bus stop nearby as well as local shops in the immediate area. Burnfoot Primary School is a short walk away. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing.

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

SERVICES: Mains water, gas, drainage and electricity. Gas central heating and 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.

