



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

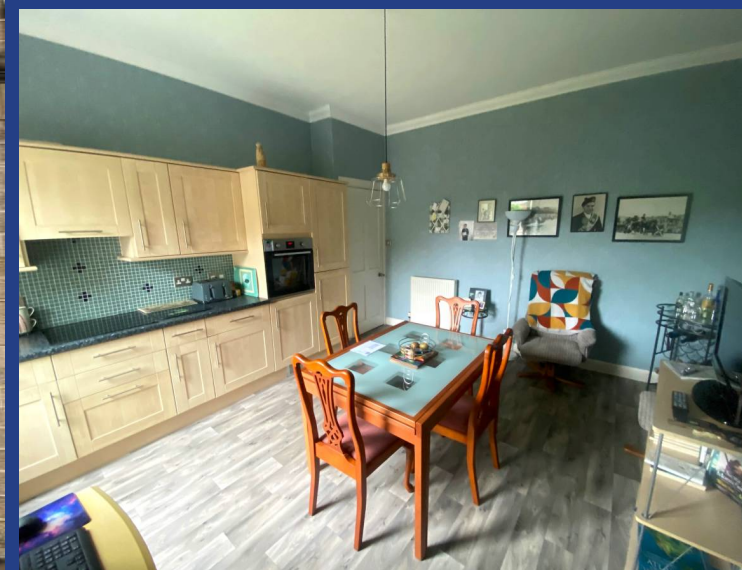
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1D WILTON HILL, HAWICK, TD9 8BA
ONE BEDROOM FIRST FLOOR FLAT

EPC D
OFFERS AROUND £59,995

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Spacious and well presented first floor flat located close to the town centre with many pleasing and traditional features such as ornate cornice work, bay window and lovely high ceilings. Offered for sale in excellent decorative order with a generously sized dining kitchen and externally there is a shared outhouse and a smaller private outhouse.

The property can be entered from either the front or rear via a well kept shared close. The welcoming and bright hallway offers access to all of the accommodation. Located to the front is the lounge which has a delightful bay window out, ornate ceiling rose and a beautiful timber fire surround with inset gas fire. The dining kitchen with utility off, is situated to the rear and has ample floor and wall units in beech effect with integrated fridge freezer, cooker and electric hob. There is space for a dining table and chairs and the separate utility area houses the gas boiler, a single bowl sink and space for a washing machine. The double bedroom overlooks the front and has ample space for bedroom furniture and there is a three piece shower room with corner shower enclosure, wash hand basin and WC in white.

Wilton Hill is situated on 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, 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 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: 3.70 x 5.69
Kitchen: 3.62 x 4.75
Utility: 1.34 x 1.83
Bedroom: 3.32 x 3.20
Shower Room: 3.05 x 2.05

EPC: D COUNCIL TAX BAND: A

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

SERVICES: Mains water, gas, drainage and electricity. Double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

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.

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.

