



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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**6/2 ETRICK TERRACE, HAWICK, TD9 9LJ**  
**FOUR BEDROOM MAISONETTE WITH PARKING AND DECKING**

**OFFERS AROUND £120,000**  
**EPC C**

# 6-2 ETRICK TERRACE, HAWICK, TD9 9LJ

## OFFERS AROUND £120,000



Surprisingly spacious four bedroom maisonette style property located in the popular "Terraces" area of town located a short walk to the town centre and also Millars Knowes. Offered for sale in excellent condition, this property would make an ideal first time buy or family home. There is handy off street parking for two vehicles and a small area of enclosed decking to the front.

Entered via an external flight of steps leading to the front door, which opens into the hallway, there is access from here to a stand alone WC. Also located on the lower level is the dining kitchen, utility cupboard, lounge and bedroom 4/office. The lounge is situated to the rear of the property and is decorated in light neutral tones whilst bedroom four is also located overlooking the rear and is a well presented single room/home office making it a very versatile space. The dining kitchen is of a generous size with ample space for a table and chairs. There is a good range of base and wall mounted units with tile effect vinyl flooring. There is space for a washing machine and an integrated stainless steel electric oven with matching hob and extractor. There is also space for a freestanding fridge freezer. Also accessed off the kitchen is a large utility cupboard with space and plumbing for additional white goods.

A carpeted stair provides access to the upper landing where three bedrooms and the main bathroom are located. Two of the bedrooms are good sized doubles, one benefitting from built in wardrobes for storage. The third bedroom is a single bedroom situated to the rear. The family bathroom comprises a three piece white suite of bath, wash hand basin and WC and located over the bath is a chrome shower run off the boiler.

The property benefits from off street parking to the front and there is an enclosed area of decking also. There is a private outhouse offering excellent storage facilities and also a large shared outhouse between four properties.

### ROOM SIZES

Lounge 4.27 X 4.40  
Kitchen 3.35 X 4.50  
WC 1.59 X 1.15  
Bedroom Four/Office 3.09 X 2.16  
Bedroom One 2.91 X 3.31  
Bedroom Two 3.79 X 3.41  
Bedroom Three 3.00 X 1.82  
Bathroom 4.27 X 2.00

**EPC: C COUNCIL TAX BAND: A.**

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

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.

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

**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

**SERVICES:** Mains water, gas, drains 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.

**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](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://www.propertywindow.com).

