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**18-3 HAVELOCK STREET, HAWICK, TD9 7BA**  
**ONE BEDROOM FIRST FLOOR FLAT IN CENTRAL LOCATION**

**EPC C**  
**GUIDE PRICE £47,500**

# 18-3 HAVELOCK STREET, HAWICK, TD9 7BA

## GUIDE PRICE £47,500



18/3 Havelock Street is a well presented first floor flat, located a stone's throw from the town centre and local amenities. Benefitting from fresh cool toned décor throughout and newly laid carpet flooring, the property would be an ideal first time buy or rental investment.

Entered via a communal close, stairs lead to the white/glazed PVC front door which opens immediately into the hallway. Providing access to all rooms, there is a conveniently large storage cupboard located here. The lounge is set to the front of the property and is a good sized room with ample space for furniture. There is an alcove with a small cupboard below which provides a pleasant feature and extra storage. The large double glazed bay window overlooks Havelock Street. The Kitchen has a range of matte grey wall mounted and floor units with a window to the rear. There is an integrated gas hob with an electric oven and stainless steel extractor located above. There is space for a washing machine beneath the counter and fridge freezer adjacent. The double bedroom is a bright, spacious room which is decorated in cool tones with carpet flooring. There is a large window which overlooks the rear of the property with two single built in cupboards, one of which is for storage and one houses the boiler. The bathroom comprises of a modern three piece white suite of bath, wash hand basin and WC with tiled splash back areas. Located over the bath is a glazed shower screen and chrome shower.

Externally with the property there is a shared garden area, as well as a half share in the water closet on the first floor.

### ROOM SIZES

Lounge: 3.56m x 3.85m  
Kitchen: 1.97m x 2.76m  
Bedroom: 4.16m x 3.56m  
Bathroom: 1.63m x 2.56m

Havelock Street is located just off 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, 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.

### EPC: C COUNCIL TAX BAND: A

**FIXTURES AND FITTINGS:** The sale shall include all carpets, light and bathroom fittings. White goods and integrated appliances are also included in the sale.

**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.

**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](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).

**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.

