



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

Solicitors & Estate Agents

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

[www.gandjolicer.co.uk](http://www.gandjolicer.co.uk)



See all our properties at  
**OnTheMarket™**.com



**11B ALLARS CRESCENT, HAWICK, TD9 9ET**  
**CENTRALLY LOCATED TWO BEDROOM FLAT WITH BALCONY**

**EPC C**  
**OFFERS AROUND £59,995**

# TIB ALLARS CRESCENT, HAWICK, TD9 9ET

## OFFERS AROUND £59,995



Centrally located first floor two bedroom apartment with pleasant balcony out to the front. Offered for sale in neat and tidy order with scope for modernisation. Shared drying area to the rear and large private outhouse for storage.

The property is entered via the main hallway where there is a large storage cupboard housing the gas meter. The lounge is bright double aspect room with double glazed windows to the front and side and there is carpet flooring. The well presented kitchen overlooks the side of the property and has a pleasant outlook. There are timber floor and wall units with ample worksurfaces and tiled splashback. There is an integrated electric hob and space for a washing machine and under counter fridge and freezer. Located a cupboard is the gas boiler.

There are two bedrooms within the property. The master is a generous room in neutral tones with a built in wardrobe for storage and double glazed doors out to the balcony which offers a nice outlook. The second bedroom is a smaller double room set to the back of the property. Finally, the three piece shower room is presented in good order with a shower enclosure, wash hand basin and WC

Externally to the property there is private outhouse for storage and a shared paved drying area.

Allars Crescent is 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.

### ROOM SIZES:

Sitting Room 4.53 x 3.43  
Kitchen 2.40 x 3.23  
Bedroom 3.90 x 3.09  
Bedroom 2.39 x 2.39  
Shower Room 2.89 x 1.66

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

**FIXTURES AND FITTINGS:** The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

**SERVICES:** Mains water, drainage and electricity. Gas Central Heating. Double Glazing. NB one radiator in the bedroom is old and not connected to the central heating 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.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.

