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40 MCLAREN COURT, HAWICK, TD9 8HN
THREE BEDROOM APARTMENT WITH SINGLE GARAGE

EPC C
OFFERS AROUND £65,000

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Immaculately presented second floor flat located on the outskirts of town with pleasing views and a small balcony. The property boasts three good sized bedrooms, a spacious kitchen, well appointed bathroom and a bright lounge with access to the balcony offering lovely open views over the town. There is also the advantage of a private single car garage located opposite.

The hallway is entered via a UPV door and has a range of storage cupboards offering excellent storage space. The lounge is a bright and spacious room with attractive timber effect flooring and a feature wall in bottle green. Sliding doors from here lead out to the balcony which has pleasant open views. The kitchen is located to the front and has a range of black floor and wall units with matching worksurfaces, tiled splashbacks and vinyl flooring. There is a stainless steel sink located underneath the window and space for a washing machine and up-right fridge freezer. There is also an integrated electric oven and four ring gas hob with extractor located above. The three bedrooms are all well presented in neutral tones and the larger two rooms have excellent built in wardrobe facilities. The family bathroom is both stylish and modern with a three piece suite of shower-bath with electric shower over and a glazed shower screen, wash hand basin with vanity furniture and WC.

Externally, the property has a shared rear drying green which is nicely maintained between the six properties in the block and there is a single car garage to the front offering private parking.

ROOM SIZES

Lounge 4.02 x 4.63
Kitchen 2.81 x 4.10
Bedroom One 3.12 x 3.17
Bedroom Two 2.84 x 4.14
Bedroom Three 2.39 x 4.02
Bathroom 3.09 x 1.75

Located on the outskirts of town, the property has 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.

COUNCIL TAX BAND:A EPC :C

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

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

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.

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.

