



Geo. & Jas. Oliver W.S.

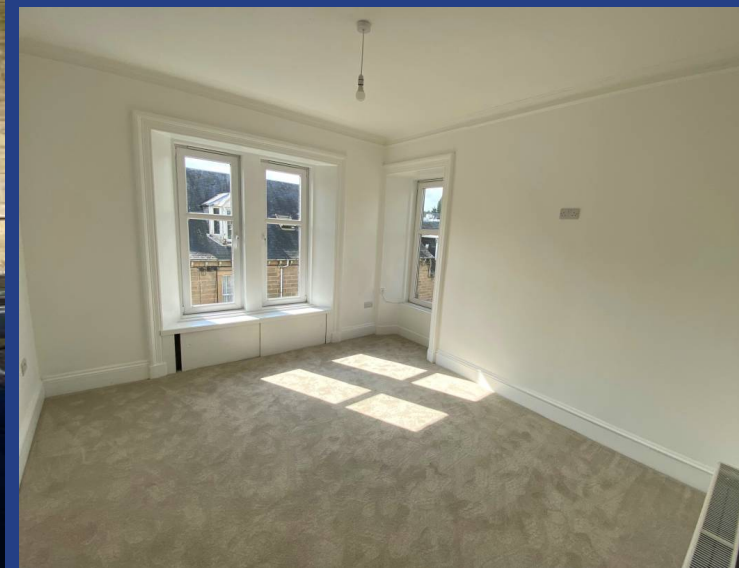
Solicitors & Estate Agents

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

www.gandjoliver.co.uk



See all our properties at
[OnTheMarket.com](https://www.onthemarket.com)



24/6 BEACONSFIELD TERRACE, HAWICK, TD9 0HT
NEWLY RENOVATED THREE BEDROOM FLAT WITH GARDEN

EPC E
OFFERS AROUND £85,000

24/6 BEACONSFIELD TERRACE, HAWICK, TD9 0HT

OFFERS AROUND £85,000



We are delighted to offer for sale this newly renovated three bedroom flat offered for sale in walk in "as new" condition with newly installed double glazing, full central heating system and re wiring throughout. Viewing is essential to appreciate.

The property is accessed via a well presented shared close and is entered via a timber door into a welcoming hallway which provides access to the majority of the accommodation. The open plan lounge/kitchen is a bright and spacious room with a window to the front and practical vinyl flooring. The newly installed kitchen area has a range of grey floor and wall units with tiled splashbacks. There is a single bowl stainless steel sink, integrated cooker and electric hob with stainless steel cooker hood above. There is also an integrated fridge freezer.

There are three bedrooms within the property all of a good size and freshly decorated in neutral tones with carpet flooring. The shower room comprises a three piece suite of walk in shower enclosure with mixer shower, wash hand basin and WC and is both stylish and well appointed. Externally, the property has a shared garden with lawn and clothes drying facilities.

Located in the popular West End of the town, Beaconsfield Terrace is a quiet residential area which has easy access to the town centre, a bus stop nearby as well as a local corner shop in the immediate area. Hawick High School and Drumlanrig Primary School are also a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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:

Open Plan Lounge/Kitchen: 3.75 x 3.67
Bedroom One: 3.89 x 3.56
Bedroom Two: 3.64 x 3.67
Bedroom Three: 4.18 x 2.07
Shower Room: 2.84 x 1.54

EPC: E COUNCIL TAX BAND: A

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

SERVICES: Mains water, drainage, gas & electricity. Gas central heating. 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 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.

