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18/2 DALKEITH PLACE, HAWICK, TD9 9JS
TWO BEDROOM MAISONETTE WITH PARKING/GARDEN

EPC C
OFFERS AROUND £95,000

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Immaculately presented two bedroom maisonette located in a popular central location with the advantage of private parking. Offered for sale in turn key order with fresh neutral décor and well appointed kitchen and shower room. Ideal first time buy or starter family home.

Entered via an external flight of steps leading to the front door which opens into the hallway with a door to the lounge and kitchen and an internal carpeted flight of stairs leading to the upper hallway. The lounge is a spacious and tastefully decorated room with a window to the rear and carpet flooring. There is a recessed stone fire surround which makes an attractive feature. The kitchen, located to the rear, offers an excellent range of floor and wall units with worktop over and integrated gas hob with built-in electric oven. There is space for both an under counter fridge and washing machine and there is a single bowl sink and built in seating area.

Located on the upper level, Bedroom One is a spacious double room to the rear decorated in fresh neutral tones and the second bedroom is also a double room located to the front. The stylish shower room is contemporary and well fitted with a walk in shower enclosure with mixer shower, wash hand basin and WC. There is tiled splashback areas and vinyl flooring. There is also a storage cupboard in the upper hallway. The property benefits from a parking space adjacent and there is a private outhouse offering additional storage facilities.

Lounge: 4.17 x 4.64
Kitchen: 2.95 x 3.85
Bedroom One: 2.87 x 4.69
Bedroom Two: 2.13 x 4.29
Shower Room: 2.59 x 1.46

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.

EPC: C COUNCIL TAX BAND: A.

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

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 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.

