



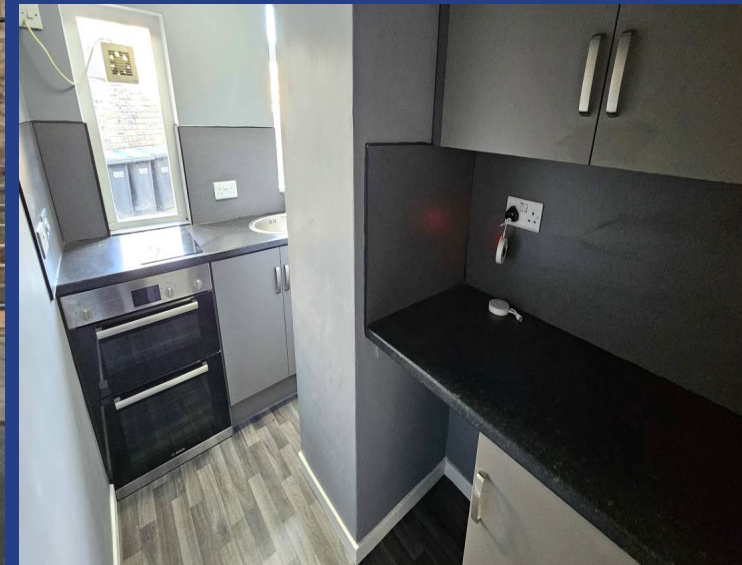
**Geo. & Jas. Oliver W.S.**  
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**13/1 TRINITY STREET, HAWICK, TD9 9NR**  
**TWO BEDROOM GROUND FLOOR FLAT IN CENTRAL LOCATION**

**EPC E**  
**OFFERS AROUND £45,000**

# 13/1 TRINITY STREET, HAWICK, TD9 9NR

## OFFERS AROUND £45,000



A comfortable two-bedroom, ground floor flat in a convenient central location, close to all amenities and recently renovated throughout. This property would suit those looking to downsize or make a great rental investment with convenient ground floor access.

Entered via a communal close with the main door on the right opening into a small hallway. The kitchen, situated to the left features a range of grey wall and base units, vinyl flooring and worktop. There is an induction hob with a built in oven and a single bowl stainless steel sink with mixer tap. The sitting room is located to the rear of the property and provides access to both bedrooms. The fireplace and surround provide a focal point in the room. The large alcove is a pleasing feature with a cupboard below, as well as the small cupboard beneath the window. The master bedroom is a generous double room with a large window to the front, allowing for ample natural light. The built in cupboard provides useful storage. Bedroom two is a single room with a cupboard which houses the water tank. The shower room comprises of an electric shower, wash hand basin and WC. There is a washing machine located here below the worktop.

There is a shared courtyard area to the rear of the property which leads to a well-kept shared drying lawn. On street parking can be found to the front of the property. Located close to the town centre, Trinity Street is conveniently placed for access to Mart Street bus depot, as well as a large supermarket and local leisure centre. 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:

Lounge: 2.97 x 4.65  
Kitchen: 2.74 x 2.02  
Bedroom One: 3.12 x 3.72  
Bedroom Two: 1.94 x 4.65  
Shower room: 1.97 x 2.05

### EPC RATING: E COUNCIL TAX BAND: A

**FIXTURES AND FITTINGS:** The sale shall include all flooring, blinds, light fittings and bathroom fittings.

**SERVICES:** Mains water, drains and electricity. Double Glazing. Electric heating

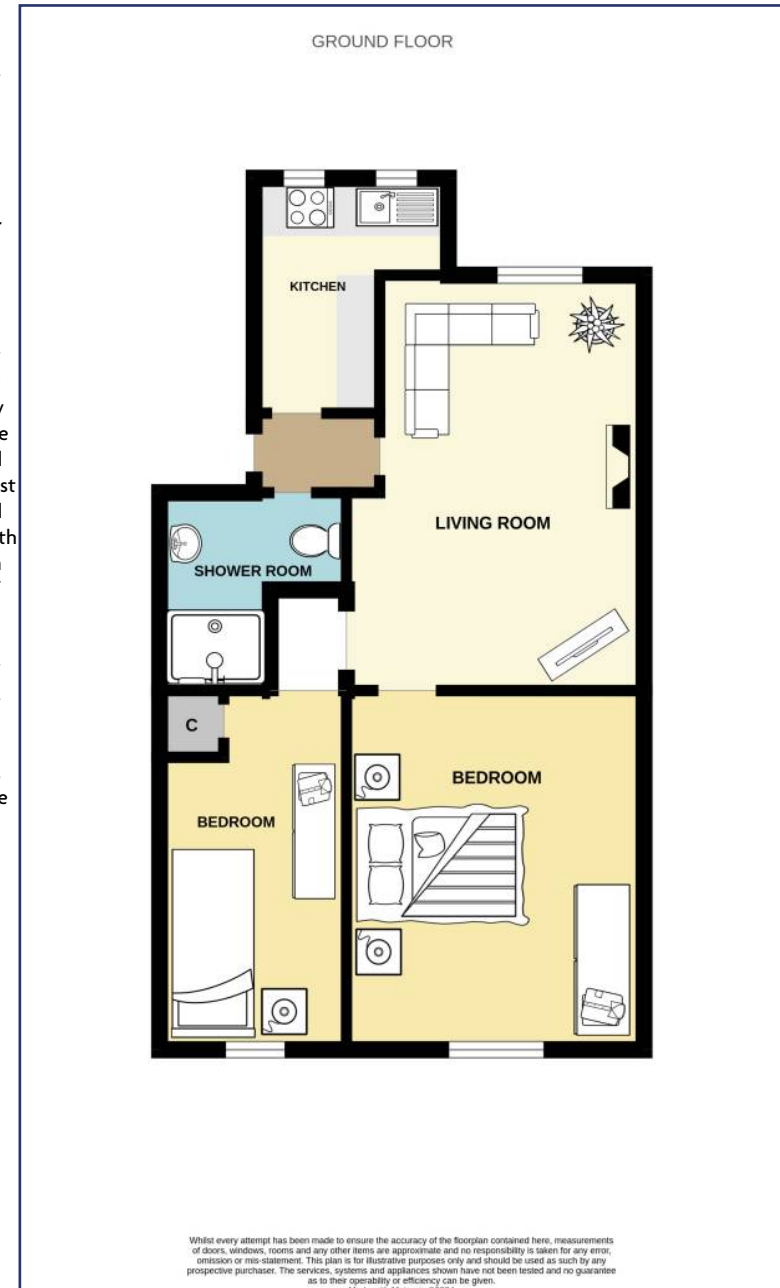
**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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