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**ALBERT COTTAGE, 12 PRINCES STREET, HAWICK, TD9 7AY**  
**TWO BEDROOM STONE BUILT COTTAGE WITH GARDEN**

**EPC E**  
**OFFERS AROUND £135,000**

# ALBERT COTTAGE, 12 PRINCES STREET, HAWICK, TD9 7AY

## OFFERS AROUND £135,000



Tucked away off Princes Street, this hidden gem of Albert Cottage must be seen to fully appreciate. Forming a two storey traditional stone built cottage, the property is both quaint and charming whilst in need of modernisation internally. Benefits from a private front garden with timber garden shed.

The property is entered via a timber front door into the hallway which has stairs to the upper level and a large storage cupboard. Access from here is to the lounge, dining room and shower room. The lounge is a bright room to the front with a double glazed window overlooking the garden and fyffe stone fireplace. The shower room is situated to the rear and houses a corner shower enclosure with mixer shower, wash hand basin and WC. The dining room is situated to the front with a pleasant outlook and has space for dining table and chairs and there is a range of timber floor and wall kitchen units with integrated cooker and hob. There is a large storage cupboard and fireplace. A glazed door from here leads through to the small pantry style kitchen/utility which has additional storage facilities and a single bowl sink.

A carpeted staircase leads up to the first floor where there is a landing and large storage cupboard housing the gas boiler. Located up there are two good sized double bedrooms overlooking the front of the property.

Externally with the property there is a private front garden laid mostly to lawn with shrubbed and chipped areas. There is a timber garden shed and a pathway leads around to the rear where there is gated access out to the rear lane. Vehicular access is available to the rear.

### ROOM SIZES

Lounge: 3.93 x 5.20  
Dining Room: 3.90 x 5.20  
Pantry Kitchen: 1.23 x 3.51  
Bedroom One: 4.42 x 4.21  
Bedroom Two: 2.90 x 4.55  
Shower Room: 2.62 x 2.13

Princes Street is located just off the main road out of Hawick on the A7 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.

**EPC: E COUNCIL TAX BAND: C**

**FIXTURES AND FITTINGS:** The sale will include all carpets and floor coverings.

**SERVICES:** Mains water, gas, drains and 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](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).

