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3/1 LAIDLAW TERRACE, HAWICK, TD9 9QZ
CENTRALLY LOCATED ONE BEDROOM STUDIO FLAT

EPC D
OFFERS AROUND £45,000

3/1 LAIDLAW TERRACE, HAWICK, TD9 9QX

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3/1 Laidlaw Terrace is a cosy one bedroom, ground floor studio flat close to the town centre and local amenities. Newly decorated and with new flooring throughout, this property would suit those looking to downsize or make a great rental investment and provides convenient ground floor access.

Entered via a well-kept shared close with the front door on the left-hand side, the hallway provides access to the majority of the accommodation. Located to the front is the open plan sitting room /kitchen area with a built-in hob and oven. There is a utility cupboard which houses the newly installed boiler and has ideal space for a washing machine. The double bedroom, which is located to the rear, is of a good size with ample built in storage cupboards. The bathroom is decorated in neutral tones and comprises of a three-piece white suite of bath (with electric shower over,) wash hand basin and WC.

To the rear there is a shared garden and private outhouse. Plenty of on-street parking is available to the front.

The property is very conveniently located for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Wilton and Trinity Primary Schools are close by, as well as Hawick High School, offering an excellent degree of education. Hawick boasts a variety of shops and recreational pursuits such as golf, rugby, tennis, countryside walks and fishing. The award-winning Wilton Lodge Park with its varied facilities is a short walk away as is the Heritage Hub with cinema and cafe bar. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

EPC:D COUNCIL TAX BAND:A

ROOM SIZES:

Lounge/Kitchen : 4.53 x 4.58
Bedroom One: 2.64 x 4.66
Bathroom: 1.51 x 3.20

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, blinds, lights and bathroom fittings.

SERVICES: Mains water & drainage, gas & electricity. DG. Gas Central 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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjooliver.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.

