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**1A DALKEITH PLACE, HAWICK, TD9 9JS**  
**ONE BEDROOM GROUND FLOOR FLAT WITH REAR GARDEN**

**EPC D**  
**OFFERS AROUND £60,000**

# 1A DALKEITH PLACE, HAWICK, TD9 9JS

## OFFERS AROUND £60,000



A comfortable one bedroom, ground floor flat located a stone's throw from the town centre, benefitting from both front and rear access. 1 Dalkeith Place boasts a private, well kept garden to the rear and off street parking. The property is brought to the market in turn key order presenting an excellent opportunity for a first-time buyer, someone looking to downsize or a rental investor looking to expand their portfolio.

Entering from the front, a small hallway offers access to the shower room and lounge. The electric meter and switchgear are located here at high level. The shower room comprises a three piece white suite of shower enclosure tray with electric shower, wash hand basin and WC. There is a mixture of wet wall boarding and tiling here. The bright and spacious lounge is decorated in neutral tones with laminate flooring and has an open fire with ornate surround, making a pleasing focal point. Built in shelving within the alcove and beneath the window provide useful storage. Accessed off the lounge is the kitchen and double bedroom. The kitchen is modern with grey base and wall units, a built in double ring gas hob and electric oven below. The double bedroom is situated to the rear and overlooks the garden. There is a large built in cupboard here which houses the boiler. Located to the rear of the property is a hallway with small utility area with space for a washing machine under counter and a door leading out to the rear garden.

Externally to the property there is private outhouse to the front and the rear garden is laid to lawn with mature shrubbery and a paved area suitable for off street parking.

Dalkeith Place is 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.

### ROOM SIZES:

Sitting Room 4.60 x 3.80

Kitchen 2.53 x 1.20

Bedroom 4.11 x 3.39

Shower Room 2.62 x 0.90

**EPC RATING:D COUNCIL TAX BAND:A**

**FIXTURES AND FITTINGS:** The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

**SERVICES:** Mains water, drainage 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).

**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.

