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7/1 UNION STREET, HAWICK, TD9 9LF
TWO BEDROOM GROUND FLOOR FLAT

EPC D
OFFERS AROUND £85,000

7/1 UNION STREET, HAWICK, TD9 9LZ

OFFERS AROUND £85,000



7/1 Union Street is a surprisingly spacious two bedroom apartment occupying the ground floor of a period building with many original features throughout. The property benefits from its own main and rear doors and is set in a central location a short walk to the town centre and local amenities. This ground floor property would be well suited to first time buyers or those looking to downsize.

The main entrance leads to a small vestibule, through to the carpeted hallway which provides access to most of the accommodation. Wooden panelling adorns the length of the passageway and the main electric meter is located here at height. Situated to the front is the lounge which is of good size. Decorated in neutral tones, the traditional cornice and ornate ceiling rose make for pleasing features. The bay window allows for ample natural light and the gas stove with stone surround provides a focal point in the room. There is recessed shelving with a built-in cupboard below, useful for storage. A door here leads to the kitchen which overlooks the rear courtyard. There are a range of pine floor and wall units with marble effect counter tops and neutral tiled splashback. The oven is integrated with a gas hob and electric extraction hood above. There is undercounter space for a washing machine and fridge and decorative beams on the ceiling which add character.

There are two bedrooms within the property. The master room is a generous sized double located to the rear. Decorated in blue with a range of built in storage cupboards and below window shelving. The second bedroom, which is located to the front, is a smaller double room decorated in both blue and neutral shades. There are three large double wall wardrobes here and a built in cupboard which houses the gas metre. The bathroom benefits from a white three piece suite of bath with overhead electric shower, WC and wash hand basin. Externally, there is a well-kept shared courtyard to the rear and an outhouse for storage.

Union Street is situated in a highly convenient location close to the town centre. 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, Hawick 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. The town 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 4.44 x 4.32
Kitchen 4.34 x 3.23
Master Bedroom 4.30 x 9.95
Bedroom 2 3.70 x 3.64

EPC: D COUNCIL TAX BAND: A

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

SERVICES: Mains water, gas, drainage and electricity.

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.

