



Geo. & Jas. Oliver W.S.

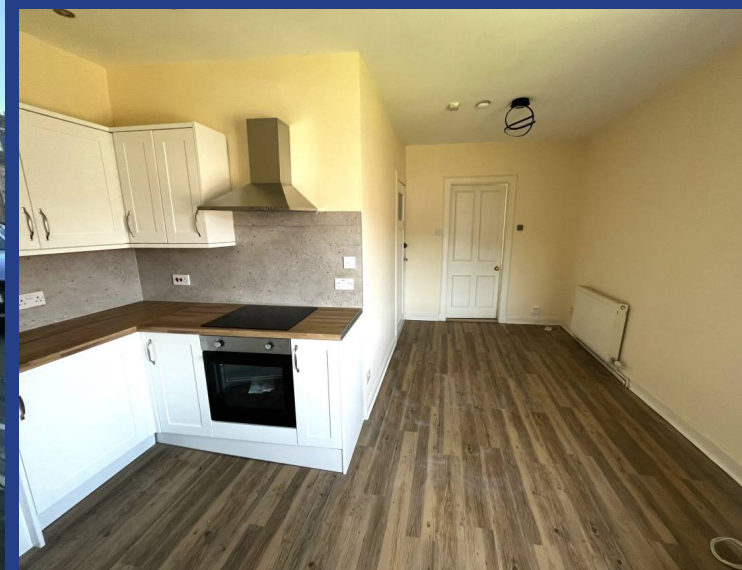
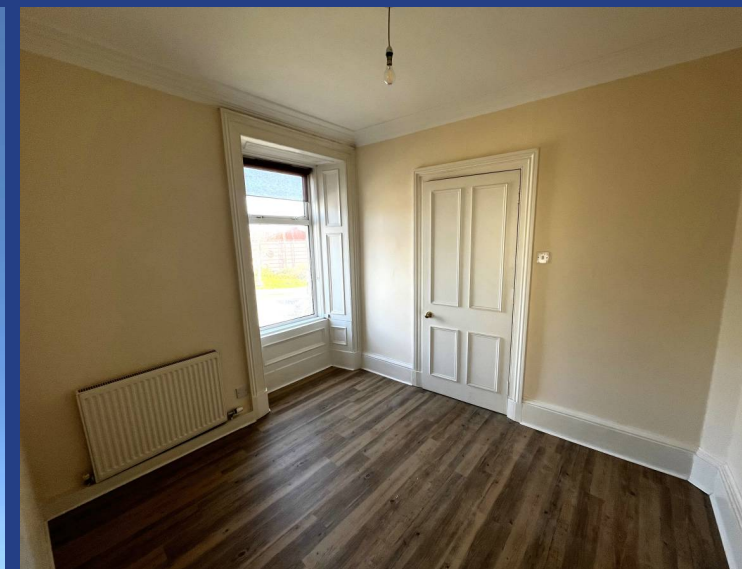
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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1/1 PRINCES STREET, HAWICK, TD9 7AX
NEWLY REFURBISHED ONE BEDROOM FLAT

EPC C
OFFERS AROUND £50,000

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This immaculately presented ground floor flat is a must see. Recently renovated to an exacting standard, the property would make an ideal first time buy or buy to let property. There is a spacious and bright open plan kitchen lounge area with windows to the front and side and a double bedroom with newly fitted shower room located off.

The property is entered via shared close which provides access to this dwelling plus one other. The open plan lounge and kitchen is a bright room with neutral door and laminate flooring. The newly fitted kitchen sits to one end with a range of white shaker style units with timber effect worktops. There is an integrated fridge and electric oven with matching hob and stainless steel extractor above. A door from here leads through to a double bedroom with window to the side allowing ample natural light. This is also freshly decorated and provides access to the shower room. The shower room is mainly tiled in a stone effect tile and comprises a three piece suite of shower enclosure, wash hand basin and WC. There is a black mixer shower located within the enclosure and a matching wall mounted heated towel rail.

ROOM SIZES

Open Plan Kitchen Lounge 6.20 x 4.68

Bedroom 3.54 x 2.28

Shower Room 1.73 x 3.09

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:C COUNCIL TAX BAND:A

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

SERVICES: Mains water, gas, drains and electricity. Gas central heating and 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.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.



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.
Made with Measure 2/2021