



**Geo. & Jas. Oliver W.S.**

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk)

[www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)



See all our properties at  
**OnTheMarket™**.com



**30 YARROW TERRACE, HAWICK, TD9 9LL**  
**GROUND FLOOR TWO BEDROOM APARTMENT WITH GARDEN**

**EPC D**  
**OFFERS AROUND £97,000**



# 30 YARROW TERRACE, HAWICK, TD9 9LL

## OFFERS AROUND £97,000



Making an ideal first time buy or down size opportunity, this ground floor two bedroom quarter house is situated in a quiet and popular location a short walk to the town centre. Offered for sale in good decorative order, the property has also been newly re-carpeted. There is a private courtyard to the rear and the front garden is laid mainly to lawn. Private parking/driveway could be created subject to planning.

The property is entered from the side into a small vestibule which provides access through to the hallway where there is a large useful storage cupboard. The lounge is situated to the rear of the property and has a recessed area ideal for a small table and chairs. There is a window to the rear and an inset living flame gas fire. A door leads through to the kitchen from here where there is access out to the courtyard. The kitchen has a range of floor and wall mounted units with a window to the rear. There is a single bowl sink and drainer and space for a washing machine, fridge freezer and electric cooker. There is a large storage cupboard in the kitchen and vinyl flooring.

There are two double bedrooms within the accommodation. The master room is an extremely spacious room to the front with a view to the garden and there is a built in cupboard. The smaller double room is located to the rear and is decorated in a shade of green. The family bathroom comprises of a three piece suite of bath, wash hand basin and WC and there is a shower located over the bath and tiling to the bathing area.

Externally, the property has a large front garden laid mainly to lawn where off street parking could possibly be created subject to the relevant planning being obtained. There is also a small courtyard to the rear.

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

### ROOM SIZES

Lounge: 5.36 x 3.19  
Kitchen: 3.21 x 2.69  
Bedroom One: 4.42 x 3.82  
Bedroom Two: 2.45 x 3.50  
Bathroom: 2.54 x 1.57

### EPC: D COUNCIL TAX BAND: A

**FIXTURES AND FITTINGS:** All carpets and floor coverings included in the sale and all kitchen and bathroom fittings.

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

