



Geo. & Jas. Oliver W.S.

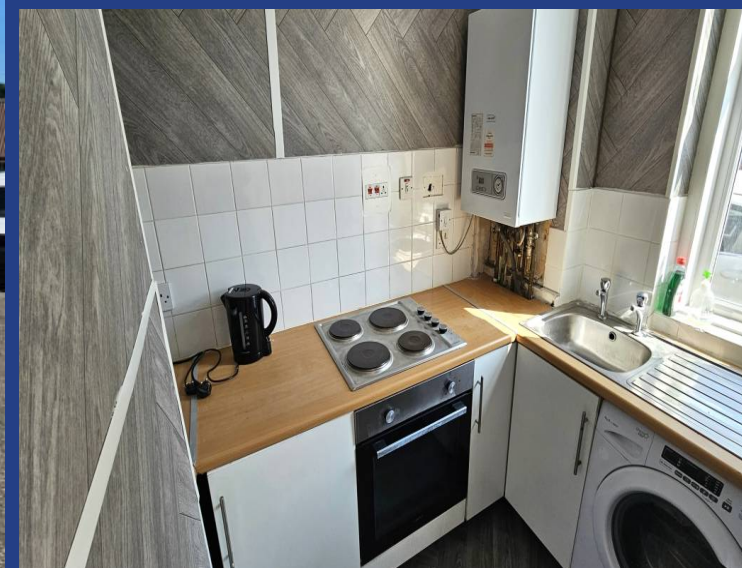
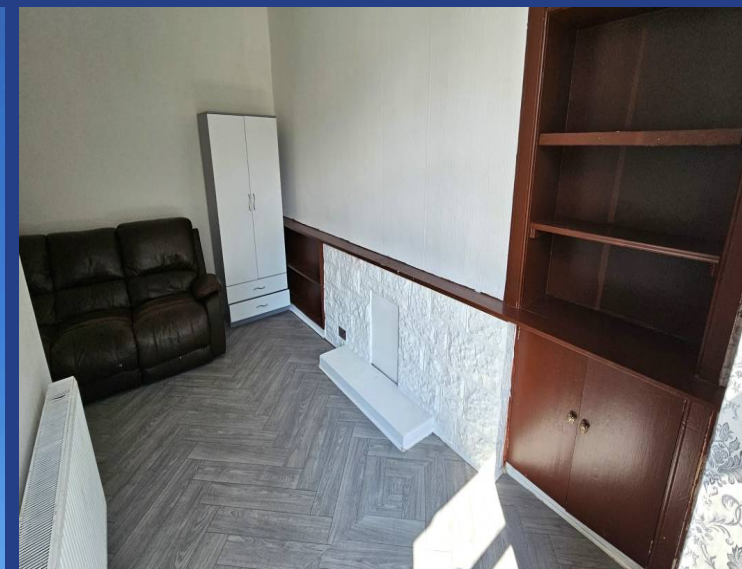
Solicitors & Estate Agents

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

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16/1 ARTHUR STREET, HAWICK, TD9 9QQ
ONE BEDROOM GROUND FLOOR FLAT CLOSE TO TOWN CENTRE

EPC C
OFFERS OVER £35,000

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16/1 Arthur Street is a comfortable one bedroom, ground floor flat in a convenient central location and close to all local amenities. In need of cosmetic modernisation, the property would make a great rental investment or downsize opportunity.

The property is entered directly from Arthur Street into a small hallway which provides access to all the accommodation. The electric metre can be found here within a small cupboard. The kitchen, situated immediately to the right features a range of white base units with vinyl flooring and pine effect worktop. There is an electric hob with a built in oven and a single bowl stainless steel sink with draining board. Undercounter there is a washing machine with the boiler also located here at height. The Lounge, located to the rear is a bright room with a large window allowing for ample natural light. There is a stone fire surround which has been painted in white with built in shelving which provides a pleasing feature. The double bedroom overlooks the front and is decorated in neutral tones with original coving. There is a large built in cupboard here providing useful storage as well as built in drawers and shelving. The bathroom comprises of a three piece white suite of bath with overhead electric shower, wash hand basin and WC. There is a mixture of wet wall boarding and tiling here with vinyl flooring.

There is a well kept shared area of drying lawn, accessed via a door to the rear and on street parking can be found to the front of the property.

Located close to the town centre, Arthur Street is conveniently placed for access to Mart Street bus depot, as well as a large supermarket and local leisure centre. 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:

Lounge: 3.92 x 4.58

Kitchen: 1.77 x 1.92

Bedroom: 1.97 x 1.69

Bathroom: 4.58 x 2.98

EPC RATING: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all flooring, blinds, light fittings and bathroom fittings.

SERVICES: Mains water, drains and electricity. Double Glazing. Electric 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. 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.

