



Geo. & Jas. Oliver W.S.

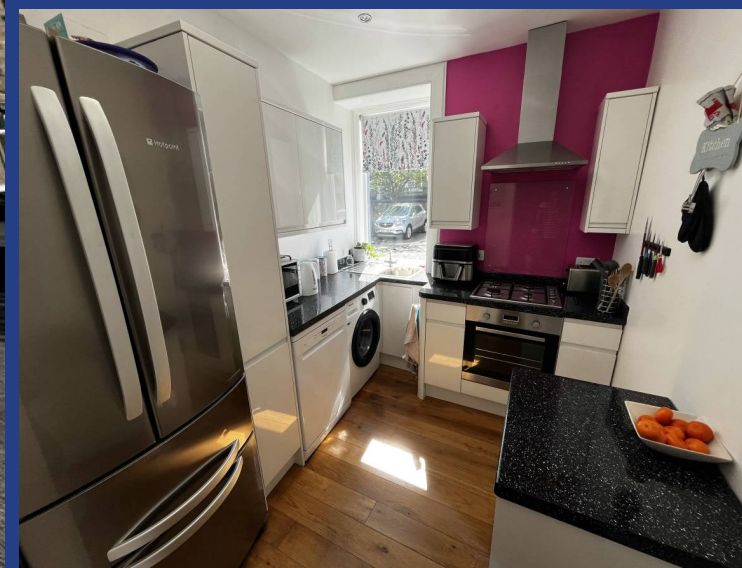
Solicitors & Estate Agents

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3/1 NORTHCOTE STREET, HAWICK, TD9 9QU
RECENTLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT

EPC C
OFFERS AROUND £60,000

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We are pleased to bring to the market this centrally located ground floor apartment which has been completely renovated in recent years and is offered for sale in immaculate order. Benefitting from a well kept shared garden, this property would make an ideal first time buy or downsize opportunity.

The property is entered via a well maintained shared entrance to the front door. The hallway is decorated in white and has attractive timber flooring. There is a deep built in cupboard for storage and the electrics are housed at high level in a wooden cupboard.

The spacious and light lounge sits to the front of the property with timber flooring and white painted finishes. There is a double glazed window to Northcote Street and an attractive ceiling light fitting. The kitchen, also located to the front, has a good range of white floor and wall units. There is a single bowl sink beneath the window and space and plumbing for both a dishwasher and washing machine. There is a stainless steel oven with matching four ring gas hob and chimney style cooker hood above and there is also space for an American style fridge freezer. The double bedroom overlooks the back garden is a bright room with excellent built in storage and neutral décor. Completing the accommodation is the well appointed three piece shower room which has modern and stylish fittings and comprises of a walk in shower enclosure, WC and wash hand basin. The boiler is located in a cupboard in here.

Externally, there is a well kept shared garden with lawn and private outhouse. There is also a large shared outhouse.

Northcote Street a highly convenient and central 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, 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: 4.92 x 3.59

Kitchen: 2.83 x 2.14

Shower Room: 2.92 x 1.57 and 1.10 x 2.03

Master Bedroom: 4.28 x 3.57

EPC: C COUNCIL TAX BAND: A

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

SERVICES: Mains water, gas, drains and electricity. Double glazing.

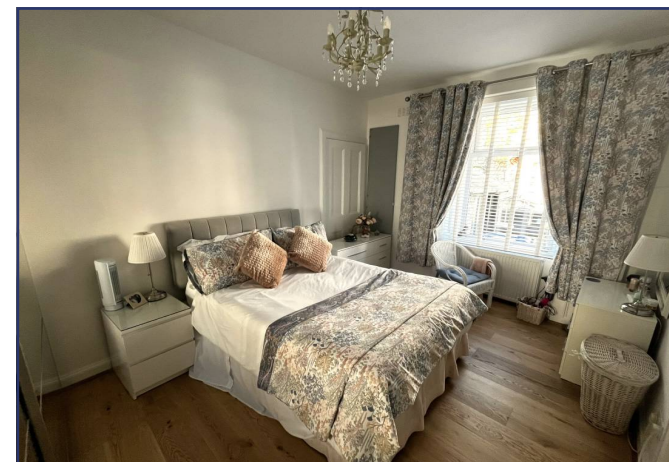
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

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.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Hawick, Borders, Scotland