



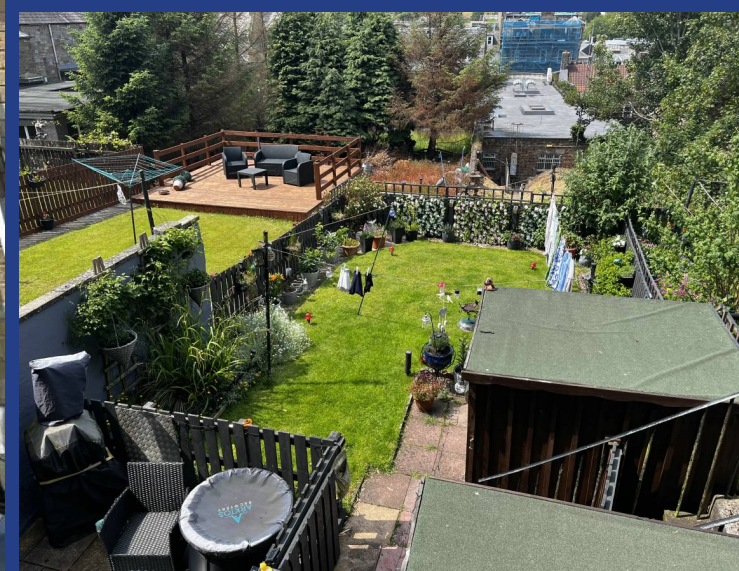
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13C LOTHIAN STREET, HAWICK, TD9 9HD
ONE BEDROOM FIRST FLOOR FLAT, CLOSE TO TOWN CENTRE

EPC F
OFFERS AROUND £39,995

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A comfortable one bedroom, second floor flat located a stone's throw from the town centre, 13c Lothian Street is brought to market in good decorative order. Presenting an excellent buy to let opportunity with a tenant currently in situ, the prospective landlord can look to achieve £340 PCM.

Entered via the front door a small carpeted entrance hallway and staircase offers access to all the accommodation. There is a handy cupboard at the top of the stairs providing useful storage. Located to the front of the property is the open plan lounge and kitchen. The lounge area is decorated in cool grey tones with a papered feature wall and dark brown carpet flooring. There is ample space for furniture here with a large window overlooking the front which allows for plentiful natural light.

The kitchen is also decorated in the same cool grey tone with white tiling on splashback areas and light grey vinyl flooring. The modern wall and base units are cream in colour with granite effect worktop. There is an integrated hob here with electric oven below and hooded extractor fan, as well as a single bowl sink and drainer with mixer tap. There is space here for a free standing fridge freezer and below counter space for a washing machine.

The double bedroom is situated to the rear and overlooks the garden. It is a bright room with space for a small amount of bedroom furniture. The bathroom comprises a three piece white suite of bath with shower overhead, wash hand basin and WC. There is partial wet wall boarding in light grey colour with a row of tiling above the wash hand basin. Externally, there is a well-kept shared garden. Accessed from the rear of the building, the area is mainly laid to lawn with mature shrubbery and a small paved area.

Lothian Street is 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.

ROOM SIZES:

Lounge/Kitchen 5.45 x 3.85
Bedroom 3.80 x 2.40
Bathroom 2.90 x 2.40

EPC RATING: F COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

SERVICES: Mains water, drainage and electricity. Electric Heating. 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.

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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.

