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34C LOAN, HAWICK, TD9 0AT
TWO BEDROOM FIRST FLOOR FLAT IN THE WEST END

EPC C
OFFERS AROUND £75,000

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We are pleased to bring to market this well presented two bedroom, first floor flat located in the popular west end area of town. Presented in mainly neutral tones, 34c Loan is offered for sale in good order with electric heating and double glazing throughout.

Entered via a well-kept shared stairwell, a timber and glazed door leading into the hallway provides access to much of the accommodation. There are three large storage cupboards located here. One which houses the water tanks and the other containing coat hooks as well as the electric meter and switchgear.

The sitting room is located to the front and has carpet flooring. A wall mounted electric fire with tiled surround and timber mantel provides a pleasing focal point in the room. The recessed shelving area with cupboard below is useful for decorative display items and storage. There are two large windows allowing for an abundance of natural light. A doorway from here leads into the kitchen. There are a good range of pine effect floor and wall units with ample laminate work surface space and red splashback. There is an integrated fan oven with four ring induction hob and a washing machine plumbed in undercounter. There is space here for a freestanding fridge freezer as well as a breakfasting table with chairs if so desired.

The two double bedrooms are well proportioned with plentiful space for furniture. Each room has carpet flooring and double built in wardrobes. All of which contain hanging space for clothing as well as shelving. Bedroom one is situated to the front, whilst bedroom two overlooks the rear of the property.

Externally to the property, there is a shared drying area to the rear and ample on street parking close by.

Situated within the West End of the town, The Loan is a popular residential area which has easy access to the town centre. There is a bus stop nearby as well as a local corner shop in the immediate area. Drumlanrig Primary School and Hawick High School are a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. 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, award-winning Wilton Lodge Park. 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. Tweedbank is only 17 miles and offers a rail link to Edinburgh,

ROOM SIZES:

Lounge: 4.65 x 3.72
Kitchen: 3.44 x 2.86
Bedroom One: 4.09 x 3.43
Bedroom Two: 3.92 x 3.34
Shower Room: 1.93 x 1.74

SERVICES: Mains water, drainage, electric heating and double glazing.

EPC RATING: C **COUNCIL TAX BAND:** A

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

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

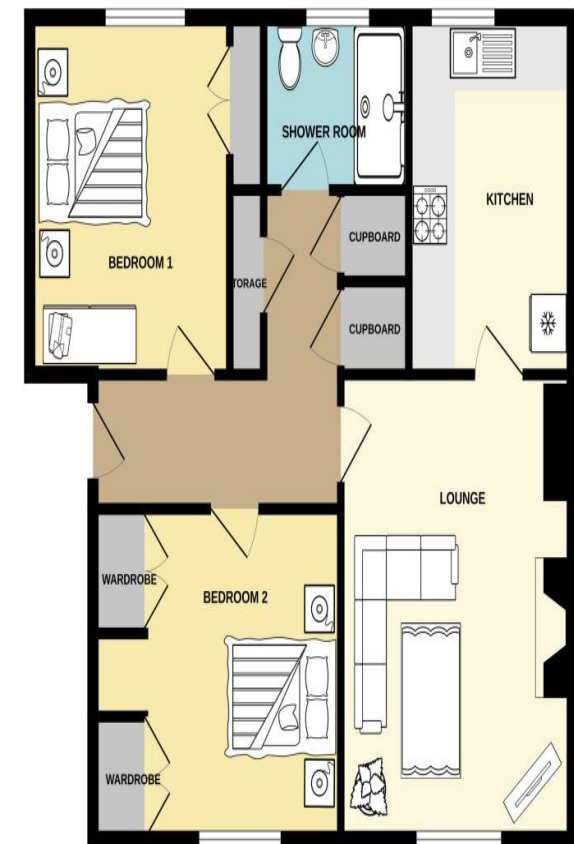
VIEWING: By appointment with Geo & Jas Oliver, W.S.

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.

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
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