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FIRST FLOOR, 11 HIGH STREET, HAWICK, TD9 9BZ
HIGH QUALITY TRADITIONAL TWO BEDROOM APARTMENT

EPC C
OFFERS OVER £110,000

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We are delighted to offer for sale this spacious and bright first floor apartment situated on the town's High Street in the heart of local amenities. Benefitting from a range of traditional period features internally, the property has two generous double bedrooms and a large bright open plan lounge with kitchen area spanning the front of the property making an ideal social space. There are lovely high ceilings and comicing which provide pleasing features.

The property is entered from street level via a shared stairwell with secure entry which serves one other dwelling on the top floor. There is a small utility area adjacent to the front door where the boiler is housed and useful additional storage. The property is entered via a timber door to the hallway which provides access to all of the accommodation and has a large storage cupboard and delightful archway. Located to the front of the apartment is a large open plan lounge with kitchen area and three windows to the front allowing a flood of natural light. The lounge area is beautifully presented in neutral tones and offers ample space for sitting room furniture and has a small storage cupboard. The kitchen is both well appointed and stylish offering a range of high quality white floor and wall mounted units with timber effect worktops and practical flooring. There is an integrated fridge freezer and cooker with gas hob and stainless steel chimney style cooker hood located above. There is also space for a washing machine (not incl in the sale) and a single bowl stainless steel sink and drainer with mixer tap. For dining, a wood breakfast bar is in situ.

Within the apartment are two generously proportioned double bedrooms, one to the front and one to the rear. Both are extremely well presented with high ceilings and comicing to ceiling and decorated in lovely light neutral tones. Each bedroom also has a built in wardrobe for storage. Completing the accommodation is the three piece family bathroom with bath, wash hand basin and WC. There is timber effect flooring and the bathing area is tiled in a neutral tone.

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 and Kitchen: 6.44 x 4.11
Master Bedroom: 4.04 x 4.55
Bedroom 2: 4.04 x 3.13
Bathroom: 2.70 x 2.54

EPC: C COUNCIL TAX BAND: A

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

SERVICES: Mains water, gas, drainage and electricity. Gas central 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.

