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11-2 PRINCES STREET, HAWICK, TD9 7AX
TWO BEDROOM FIRST FLOOR FLAT WITH GARDEN

EPC C
OFFERS AROUND £80,000

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11-2 Princes Street is a centrally located first floor flat which is surprisingly spacious and located a short walk to the town centre and local amenities. Offered for sale in good order, this well proportioned flat would make an ideal starter family home. There is a well kept shared garden to the rear and a shared store where gardening tools and wheelie bins can be kept.

The property is entered via a communal close into a hallway providing access to the majority of the accommodation over the same level. The sitting room is extremely bright and spacious with two double glazed windows overlooking the front. This room is decorated in neutral tones with a fyffe stone fireplace and carpet flooring. A timber door from here leads through to the kitchen which has been recently upgraded. The kitchen is situated to the rear of the property and has a good range of floor and wall mounted units in pale grey and vinyl flooring. There is space for a freestanding fridge freezer and washing machine and there is an integrated double oven, microwave and hob. There is a sink under a double glazed window to the rear. The family bathroom is well appointed and houses a four piece suite of bath, wash hand basin, WC and separate shower enclosure with electric shower.

Within the flat are two generous double bedrooms, one to the front and one to the rear. Both are well presented in neutral tones with carpet flooring and have the benefit of large built in wardrobes for storage with timber louvre doors.

Externally with the property there is a low maintenance shared garden with lawn and clothes drying facilities and a large communal outhouse.

ROOM SIZES

Lounge: 3.53 x 3.95
Kitchen: 4.00 x 1.72
Bedroom One: 3.46 x 3.98
Bedroom Two: 3.52 x 2.98
Bathroom: 3.00 x 1.75

Princes Street is located just off the main road out of Hawick on the A7 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.

EPC: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale will include all carpets and floor coverings and integrated appliances. All furnishings (excluding personal effects) can also be included if so desired.

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

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.

