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31B NORTH BRIDGE STREET, HAWICK, TD9 9BD
TWO BEDROOM LOWER GROUND FLOOR APARTMENT

EPC B
OFFERS AROUND £90,000

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Surprisingly spacious lower ground floor two bedroom apartment situated in the heart of town and close by to all local amenities. Offered for sale in excellent order throughout with stylish and well appointed kitchen and bathroom facilities. Viewing is essential to appreciate the size and versatility of this property. There is a shared drying area to the rear.

The property is accessed from the rear (Union Street side) where steps lead down to the front door and a small chipped area. The hallway provides access to the majority of the accommodation and has a cupboard housing the gas boiler and a useful utility cupboard where a washing machine and tumble drier are both presently housed. The dining kitchen is a spacious and welcoming room with designated space for table and chairs. There is a range of modern high gloss floor and wall mounted units with integrated fridge and freezer, under counter lighting and one a half bowl composite sink and drainer. There is also an integrated oven with hob located above. Located off the kitchen diner is the bright master bedroom which is presented in lovely neutral tones and provides access through to a stylish en suite bathroom complete with free standing roll top bath. There is a useful dressing area adjacent to the ensuite which is a handy extra feature.

Further down the hallway is the stand alone shower room which has a three piece white suite and the second double bedroom with a useful built in storage cupboard and carpet flooring. Completing the accommodation is the lounge which overlooks the North Bridge Street side via a double glazed bay window. This is decorated in cosy warm tones with carpet flooring and a feature wall in checked design. There is a recessed snug area in here and large store where the electric meter and switchgear are located.

Externally, the property has a shared courtyard to the rear with clothes drying facilities.

North Bridge Street is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. 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 boasts a number of independent shops, public houses and bistros as well as larger supermarkets and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

ROOM SIZES:

Lounge: 3.58 x 3.08
Kitchen: 4.48 x 2.48
Bedroom One: 4.48 x 2.85
En Suite: 1.73 x 4.15
Dressing Room: 1.39 x 4.15
Bedroom Two: 2.55 x 3.48
Shower Room: 1.46 x 2.82

EPC RATING: B COUNCIL TAX BAND: A

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

SERVICES: Mains water, drainage, gas 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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

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.

