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3B GLEBE PLACE, HAWICK, TD9 9JQ

ONE BEDROOM GARDEN FLAT WITH PRIVATE GARDEN AND DECK

EPC C
OFFERS AROUND £55,000

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A comfortable one bedroom, garden flat located a stone's throw from the town centre, benefitting from both front and rear access. 3b Glebe Place boasts a private, well kept garden to the rear with generous decking. The property is brought to the market in turn key order presenting an excellent opportunity for a first-time buyer, someone looking to downsize or a rental investor looking to expand their portfolio.

Entering the property from the front, a timber door leads directly in to the kitchen which has a double glazed window allowing ample natural light. The kitchen has a range of white floor and wall units with neutral coloured marble effect worktops and vinyl flooring. There is space for a washing machine and fridge freezer and there is an integrated oven and hob with stainless steel sink and the gas boiler is wall mounted in here. A door from the kitchen leads through to the lounge which is a generously proportioned room with electric fire suite providing a cosy focal point. Decorated in mainly neutral tones, there is carpet flooring and ample space at the rear of the room for a table and chairs.

Accessed off the lounge is the double bedroom which is situated to the rear with a double glazed window overlooking the rear decking. This is a bright and spacious room in pleasant light and a timber door leads through to a back hallway which provides access to the bathroom and a back door out to the garden. Completing the accommodation is the three piece bathroom which has a white suite and chrome shower mixer tap. Externally to the property there is private outhouse to the front and a small courtyard with space for an alfresco table and chairs. The rear garden has a low maintenance area of decking and some artificial grass making a useful outside space.

Glebe Place 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:

Sitting Room 3.98 x 5.48

Kitchen 2.86 x 2.17

Bedroom 4.33 x 3.61

Bathroom 2.28 x 1.36

EPC RATING: C 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. 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.

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