

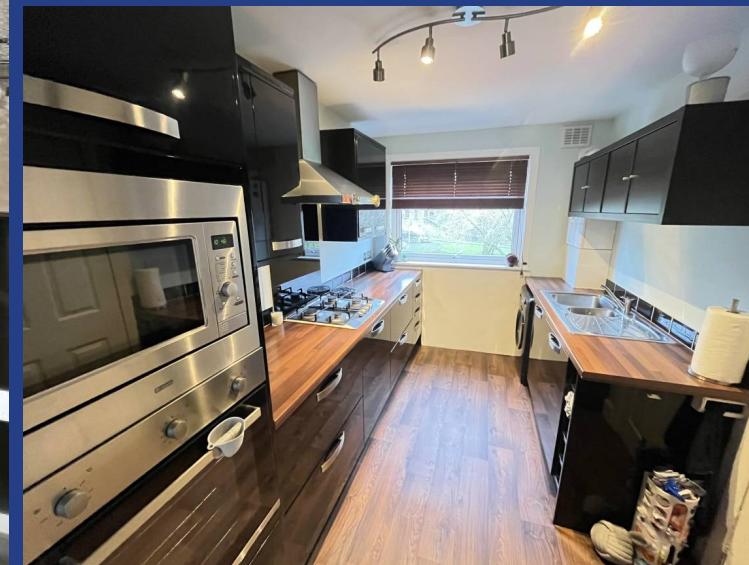


Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

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4D DICKSON STREET, HAWICK, TD9 7EL
THREE BEDROOM MAISONETTE CLOSE TO WILTON SCHOOL

EPC C
OFFERS AROUND £85,000

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Ideal starter family home located a stone's throw from Wilton Primary School and well placed for local amenities such as Post Office and corner shop. The property is offered in excellent order with a lovely bright lounge to the rear with separate dining area. There is a shared drying green to the rear and use of an enclosed garden area with artificial grass and patio.

The property is entered via a shared hallway. From the main front door, the hallway provides access to the WC, lounge with dining area and the kitchen and the first floor houses the three bedrooms and the main bathroom. There is useful storage in the hallway. The lounge is a spacious and bright room overlooking the rear with a designated dining space and wall mounted fire as a focal point. There is a feature wall in striking blue and practical laminate flooring. An open archway leads through to the dining area adjacent to the kitchen and this has ample space for a table and chairs. The kitchen, which is well appointed with floor and wall mounted units in black with under counter lighting, has a pleasant view to the front towards Wilton Church and has space for a washing machine. There is an integrated fridge freezer, microwave, cooker, dishwasher and hob with extractor located above. Also located on ground floor is a two piece cloakroom comprising of a wash hand basin and WC.

Carpeted stairs lead up to the upper landing where there are two large cupboards. On this level there are two double bedrooms and a single bedroom. All bedrooms are well presented and the master room has extremely large built in wardrobes. The family bathroom is of a good size and comprises of a three piece white suite of bath, wash hand basin and WC with chrome shower located over the bath and glazed shower screen. Externally to the property, there is a shared drying area with clothes drying facilities and also an enclosed patio with artificial grass.

Dickson Street is located in a central part of Hawick close by to Wilton Primary School. Hawick, a wonderful town steeped in a sense of history and tradition, is known as the 'Home of Cashmere' and offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge 3.35 x 3.92
Dining Area 2.94 x 2.90
Kitchen - 2.94 x 4.31
WC 1.62 x 2.08
Bedroom One 3.77 x 4.22
Bedroom Two - 2.94 x 2.99
Bedroom Three 2.51 x 4.22
Bathroom 1.62 x 2.03

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

EPC RATING:C COUNCIL TAX BAND:B

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, 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.

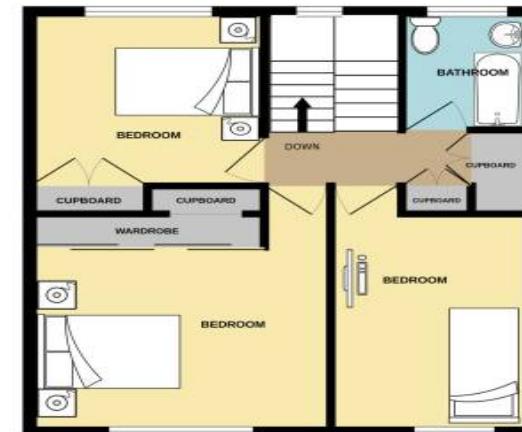
INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

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
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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