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8-1 MORRISON PLACE, HAWICK TD9 0JD
COSY BEDSIT WITH SHARED GARDEN IN A CONVENIENT LOCATION

EPC: D
OFFERS AROUND £28,000

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HOME REPORT VALUATION £35,000



A cosy bedsit located in a popular residential area of town, with great potential for holiday lets or AirBnb.

LOCATION: Located in the "West End" of the town, Morrison Place is a quiet residential area which has easy access to the town centre, as well as a local corner shop and bus stop in the immediate area. The Heritage Hub with cinema and cafe facilities is within a short walk, as are many supermarkets, shops and bistros. The award-winning Wilton Lodge Park, with its varied amenities is also within easy walking distance. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh ideal for city commuters.

DESCRIPTION: Entered via a well-kept shared close with the main door on the left-hand side, opening into a small hallway with doors off to all rooms. The lounge/bedroom is set to the front of the property with a large window to allow from plenty of light. A very spacious room with lovely cornicing and a high ceiling, this room benefits from a gas fire with tiled hearth and wooden surround and built-in wardrobes with shelves providing storage and hanging space. There is sufficient room for both bedroom and living room furniture, as well as a table and chairs for dining. The kitchen features a good range of wall and base units with worktop over, electric oven and hob with extractor above, space and plumbing for a washing machine and a sink with tap and drainer with a window overlooking the garden. The shower room is fitted with a shower cubicle with electric shower, wc and wash hand basin, also with a window to the rear and sliding door for disabled access. An ideal purchase for those looking to invest in rental property, holiday lets, AirBnb or someone looking for a quirky and cosy property.

ROOM SIZES:

Lounge/Bedroom: 4.50m x 3.80m
Kitchen: 2.60m x 2.50m
Shower Room: 1.90m x 1.30m

OUTSIDE: To the rear there is a lovely shared garden, partly paved and partly laid with artificial grass for easy maintenance. Ample parking can be found on-street to the front and side of the property.

COUNCIL TAX BAND:A. **EPC:**D.

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

SERVICES: Mains water, drains, 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.

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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.

