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9A CRAILING COURT, HAWICK, TD9 7QD
TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN

EPC D
OFFERS AROUND £85,000

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Freshly decorated ground floor flat located in a quiet residential area on the outskirts of town with a pleasant enclosed garden. There are two good sized double bedrooms within the property and ample storage facilities. Gas central heating and double glazing.

The property is entered via a well maintained shared hallway where there is a private outhouse for storage. The hallway is decorated in a shade of grey and benefits from three cupboards for storage (one housing the electric meter and switchgear) The family bathroom comprises a three piece white suite of wash hand basin, WC and bath and there is an electric shower located over the bath and neutral coloured aqua panelling to the bathing area. The two double bedrooms are generous in size, tastefully decorated and bedroom 2 has a built in wardrobe for storage.

The sitting room is a bright and spacious room with double French doors leading out to the private garden and a door through to the breakfasting kitchen. The kitchen, located to the side, has a range of timber floor and wall mounted units with tiled splashbacks and vinyl flooring. There is space in here for a small table and chairs, electric cooker, fridge freezer and dishwasher or washing machine. A large cupboard houses the boiler. Externally to the property, there is a private garden bounded by timber fencing. There is an area of artificial grass and paving and then steps leads down to the lawn and shed.

Crailing Court is set in the ever popular 'Stirches' area on the outskirts of Hawick ideal for access to the countryside- a wonderful town steeped in a sense of history and tradition. Known as the 'Home of Cashmere', Hawick 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: 4.68 x 3.96
Kitchen: 4.06 x 2.74
Bedroom One: 4.27 x 3.72
Bedroom Two: 3.39 x 3.95
Bathroom: 2.09 x 1.92

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

EPC RATING: D

COUNCIL TAX BAND: A

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

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

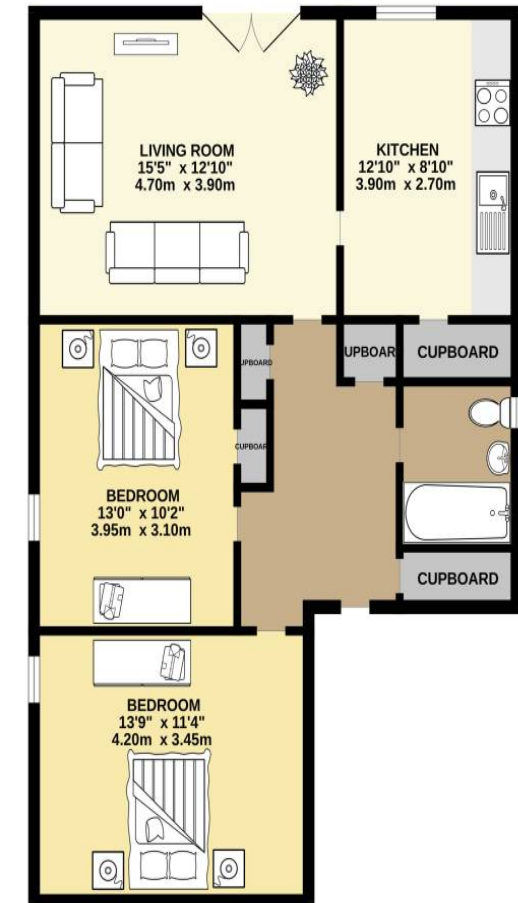
VIEWING: By appointment with Geo & Jas Oliver, W.S.

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
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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