

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4/3 Northcote Street, Hawick, TD9 9QU

OIRO £55,000



Renovated to an exceptional standard throughout and offering immediate income on completion, 4-3 Northcote Street would be the ideal purchase for the rental investor. Residing in a very well maintained communal close, just off of Hawick town centre, the one bedroom, first floor apartment brings spacious, modern accommodation to the new buyer.



4/3 Northcote Street,

Hawick, TD9 9QU

OIRO £55,000



Location:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description:

Currently offered to the market with a tenant-in situ therefore offering immediate income on completion, 4/3 Northcote Street represents a ready-made investment opportunity for the landlord. Extending to an approximate 50 sq.m, and having been renovated to an exceptional standard, the property internally consists of an entrance hallway, lounge, kitchen, double bedroom with built-in storage and a four piece bathroom with separate free-standing, claw foot bath and walk-in shower cubicle. Externally, the property enjoys shared ownership of the communal garden with external outhouse and on-street parking facilities. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

C

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Home Report Value:

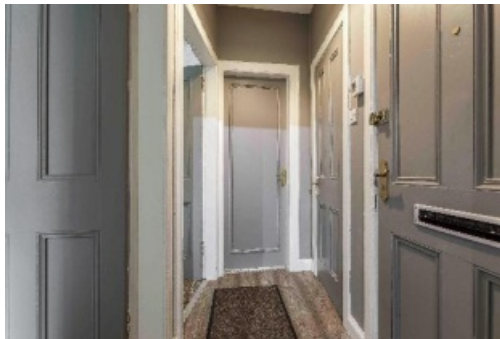
£55,000.00

Offers:

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





4-3 Northcote Street, Hawick

Approximate Gross Internal Area
47.9 sq m / 515 sq ft



First Floor

Illustration for identification purposes only. Measurements are approximate, not to scale. floorplanshark.com © (1388633)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.