

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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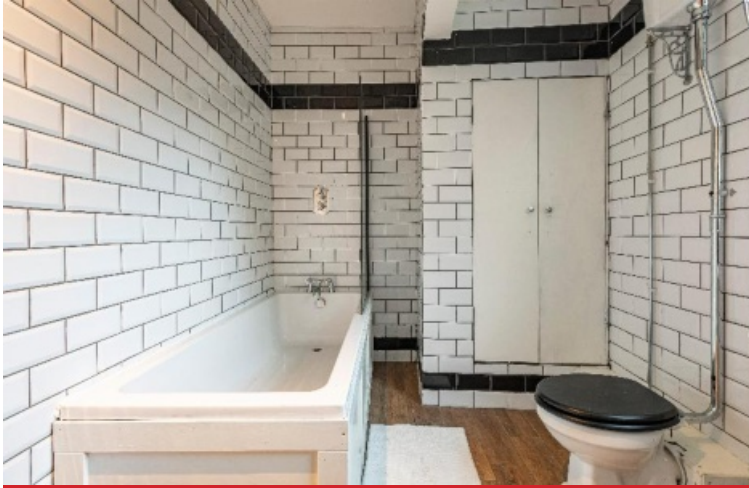
1 Bourtree Terrace

Hawick, TD9 9HN

Offers Around £35,000



Although currently presented in a residential fashion, 1 Bourtree Terrace is a commercial unit brought to the market in a prominent location within Hawick. Planning has previously been sought to convert this premises, however works are yet to be completed to finalise the residential status. This would therefore ideally lend itself to investors looking to complete the development or those with a need for a versatile commercial unit. Situated within the town centre, 1 Bourtree Terrace benefits from a spacious, adaptable layout that offers complete flexibility to the buyer and their needs. Internally consisting of an open plan kitchen and reception area, rear office space and a three-piece bathroom. Viewings are considered essential in order to fully appreciate.



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Situation

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.

Fixtures and Fittings

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

Services

Mains electricity, gas, water and drainage.

EPC

Pending.

Rateable Value:

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have been entered into the valuation roll at £2,150 as of 1st April 2023

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

1 Bourtree Place Hawick

Approximate Gross Internal Floor Area: 34.0 m² ... 366 ft²



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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.

Full members of:

