

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



8-2 Union Street,
Hawick, TD9 9LF

Offers Over: £95,000



Constructed approximately 130 years ago, 8-2 Union Street is a well presented, three-bedroom first floor apartment. Located within the heart of Hawick, the property benefits from being within convenient walking distance to all local amenities, travel links and the social atmosphere that the town has to offer. Viewings are considered essential to fully appreciate.



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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:

Decorated in neutral tones throughout, 8-2 Union Street offers generous internal accommodation and currently comprises an entrance hallway, lounge, large dining kitchen, family bathroom, principle bedroom with en-suite shower room and two further bedrooms as well as an abundance of storage facilities. Additionally, the dwelling enjoys additional storage within the communal close and within the shared outbuilding, formerly utilised as the washhouse. Externally, 8-2 Union Street shares ownership of the rear, communal courtyard that provides a fantastic space for al-fresco dining and/or a secure area for the family to enjoy. Overall, the ideal purchase for the first time buyer, family or rental investor.

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:

£95,000.00

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.

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8-2 Union Street, Hawick

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D1036016)

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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
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Langholm,	Tel 013873 80482
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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.