

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20/1 Havelock Street

Hawick, TD9 7BB

OIRO £90,000



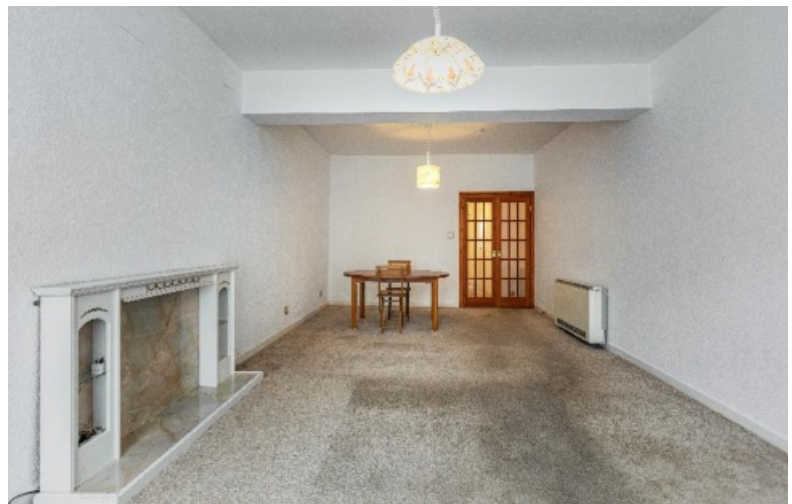
Generously proportioned throughout, 20-1 Havelock Street brings an exciting opportunity to the market. Located within close proximity to Wilton Primary School, Wilton School Park and all local amenities, the ground floor, three-bedroom apartment offers fantastic scope for renovation and would ideally suit a first time buyer, family or those in need of level accommodation. 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:

In need of some modernising throughout, 20-1 Havelock Street extends to an impressive 111sqm and internally comprises an entrance hallway, lounge with dining area, dining kitchen, family bathroom and three well-proportioned bedrooms; as well as a wealth of internal storage throughout. Externally, the apartment enjoys use of the shared garden to the rear as well as an abundance of on-street parking to the front. In addition to the first time buyer, or family, 20-1 Havelock Street would lend itself to be a profitable rental investment or holiday home.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

D

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:

£90,000.00

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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Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID1078017)

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Email: hawick@cullenkilshaw.com

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

Also At:

| | |
|-------------|-----------------------|
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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.