

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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18 Buccleuch Street, Hawick, TD9 0HW



Situated in a well-established residential area of Hawick, 18 Buccleuch Street is a most exciting addition to the sales market. Offering spacious living accommodation throughout, the property extends to an approximate 101sqm and is presented in move in condition although allows the new owner to really add their own stamp through time. The mid terraced flat, occupying the basement, ground and first floor levels, exudes an abundance of welcoming charm and viewings are considered essential.



**18 Buccleuch
Street,**

Hawick, TD9 0HW



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:

Constructed circa 1890, 18 Buccleuch Street offers a wealth of potential to the buyer and currently comprises and entrance vestibule, hallway, dining kitchen, shower room and principal bedroom on the ground floor. Moving to the first floor the property enjoys a generously proportioned living room and the second bedroom, with the basement level providing a laundry room and large storage area. Externally, 18 Buccleuch Street features a private balcony to the rear of the first floor and ample on-street parking facilities as well as convenient access to Wilton Lodge Park and all local amenities.

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:

£100,000.00

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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18 Buccleuch Street, Hawick

Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft
 Basement = 47.4 sq m / 510 sq ft
 Total = 149.4 sq m / 1608 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1133812)

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

Also At:
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 Jedburgh, Tel 01835 863 202
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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.