

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10-3 Trinity Street, Hawick, TD9 9NS



Deceptively spacious throughout, 10-3 Trinity Street is very well presented two bedroom maisonette located within a central, established area of Hawick. Decorated in neutral tones and sporting good quality fixtures and fittings throughout, the property would ideally suit the first time buyer, investor or those looking to downsize.



10-3 Trinity Street,
Hawick, TD9 9NS



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:

Extending to a comfortable 57 sqm, the first and attic floor maisonette offers fantastic accommodation to the buyer, inclusive of an entrance hallway, lounge, kitchen and single bedroom on the living level as well as a generous double bedroom and family bathroom on the upper level. Additional benefits include and wealth of internal storage facilities, private outlooks to the rear and the maisonette being accessed by a private front door. Externally, 10-3 Trinity Street enjoys private gardens to the rear as well as an abundance of on-street parking to the front. Viewings are considered essential.

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:

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:

£75,000.00

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 = 32.8 sq m / 353 sq ft
 Attic = 27.5 sq m / 296 sq ft
 Total = 60.3 sq m / 649 sq ft

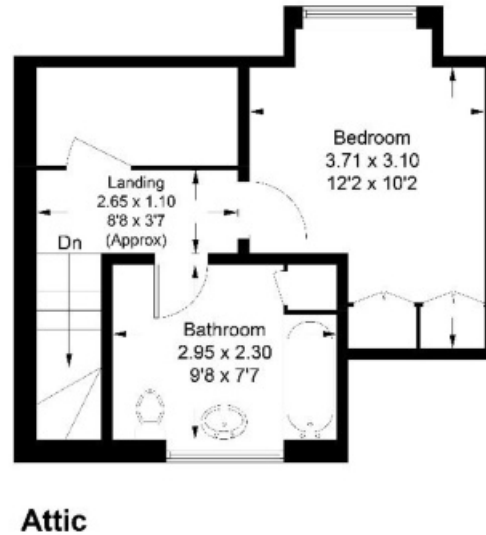


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134804)

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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:

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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.