

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 194 Ramsay Road

Hawick, TD9 0DR

**OIRO: £90,000**



Presented to the market in turn-key condition with modern fixtures and fittings throughout, 194 Ramsay Road forms a two bedroom first floor quarter house positioned in the West End area of Hawick. Conveniently located on a bus route and just a short 10 minute walk from the town centre, the property is brought to market with a long term sitting tenant, representing a fantastic investment opportunity for the purchaser.



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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

Benefitting from ample storage throughout and internally comprising of an entrance hallway, two double bedrooms, living room, kitchen and modern bathroom with shower over bath, wash hand basin and WC. Externally, the property has generous garden grounds to the side and rear which are mostly laid to lawn. Additionally, there is ample on street parking available to the front.

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

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

### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

### 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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**194 Ramsay Road, Hawick**

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft

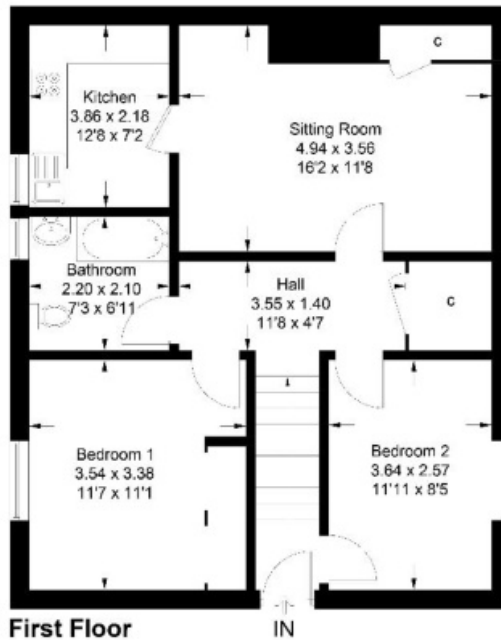


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@hewish.com © (D) 2021/7

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31/35 High Street,  
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
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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.