

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 13-5 Duke Street, Hawick, TD9 9QB



13-5 Duke Street is a beautifully presented three-bedroom maisonette, located in a popular residential area of Hawick. Offering bright, spacious living spaces and stunning views over the town, this property is a fantastic opportunity for families, couples, or rental investors alike. Tastefully decorated in neutral tones, that create a warm and inviting atmosphere, the property is presented in move-in condition, while benefitting from being within the catchment areas for both primary and secondary schools, making it an ideal choice for families.



**13-5 Duke Street,**  
Hawick, TD9 9QB



**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:**

Internally, the spacious accommodation has been thoughtfully laid out over two floors. On the living floor, you'll find a welcoming hallway, generous lounge, separate dining room, and a well-equipped kitchen. The smallest of the three bedrooms is also located on this floor while two further well-proportioned double bedrooms are complemented by the modern family bathroom on the upper level.

Externally, the property offers an easily maintainable shared garden to the rear, along with ample on-street parking. Additional storage space is available both inside and outside, providing plenty of room for all your needs. Viewings are highly recommended to fully appreciate the charm and potential of this lovely maisonette.

**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:**

TBC

**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:**

£TBC.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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### 13/5 Duke Street, Hawick

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

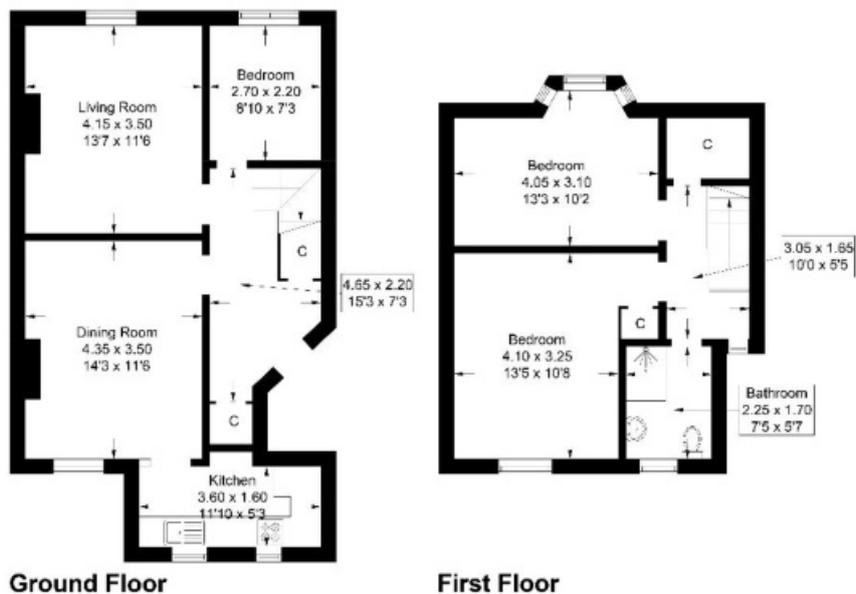


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1161951)

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31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
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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:

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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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.