

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**19-3 O'Connell
Street,**
Hawick, TD9 9HT



Located in a convenient and central part of Hawick, 19-3 O'Connell Street is a well-proportioned one-bedroom first floor apartment offering an ideal opportunity for first-time buyers or investors alike. Extending to approximately 45 sqm, the property is presented in move-in condition while still offering scope for future renovation or personalisation. The accommodation comprises a bright lounge, a functional galley-style kitchen, a double bedroom, and a modern shower room. Externally, the property benefits from a shared garden to the rear, a communal cellar for additional storage, and on-street parking. This attractive apartment combines practicality with potential, all within easy reach of local amenities, transport links, and Hawick town centre. Viewings are considered essential.



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Situation

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.

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.

Fixtures and Fittings

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

Services

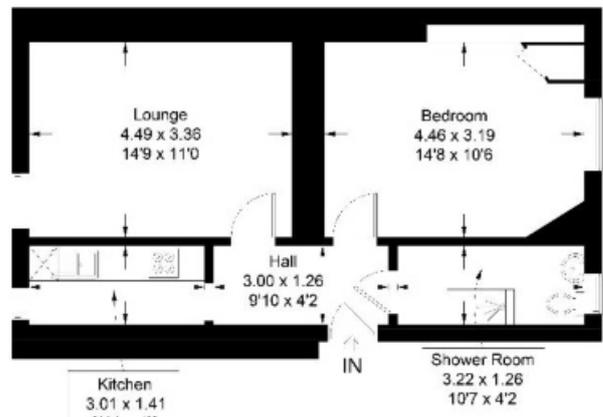
Mains gas, electricity, water and drainage.

EPC

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Home Report Value

£60,000



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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.

Full members of:

