



8/2 Teviot Crescent, Hawick, TD9 9RE

Guide price £42,500





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- 1 Bedroom Apartment
- Riverside Setting
- Double Glazing
- Ideal Downsizing Opportunity
- Plentiful On-Street Parking
- Town Centre Location
- Electric Heating
- Well-Maintained Communal Hallway
- Investment potential
- Bus Stop Nearby

We are delighted to bring to the market this well presented ground floor one bedroom apartment located within a popular residential area just a short walk to Hawick town centre, ideal for a first-time buyer, downsizer or rental investment. The property benefits from modern fixtures & fittings, electric heating and a garden space towards the rear of the property.

The property is situated close to a variety of local amenities including Sainsbury & Aldi supermarket, restaurants and retail shopping. Hawick town centre is within easy walking distance and a great range of schooling is available nearby including the well-regarded Trinity Primary School and Hawick High school.

- ENTRANCE HALL - LOUNGE/KITCHEN - BEDROOM - SHOWER.ROOM



Internally

The access is via a well-maintained communal entrance hallway leading to the front door. From the internal hallway, you have access to the lounge / kitchen, bedroom and shower room.

Kitchen

The kitchen is well equipped with an integrated oven and electric hob with a built in extractor hood. The wall and base units are overlaid with a laminated worktops fitted with a stainless-steel sink with mixer tap. There is a space for a freestanding washing machine, fridge and freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal wash basin and shower cubicle with an electric shower and splashbacks.

Externally

The property benefits from communal gardens to the rear of the property laid to lawn and gravel.





Outbuildings

There is a stone built outhouse to the rear of the property benefitting from mains electricity and water, making for a perfect utility space with scope to house the washing machine.

Services

*** All mains services. Double glazed UPVC windows and electric panel heaters. Hot water is provided by a hot water cylinder.

Council Tax

Band A.

Fixture & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website or by contacting our office.

Viewings

Strictly by Appointment via James Agent

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

