

For Sale



12-2 Duke Street, Hawick
Roxburghshire, TD9 9QB

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

12-2 Duke Street, Hawick

Roxburghshire, TD9 9QB

Hawick Town Centre 0.5 miles, Galashiels 17 miles,
Edinburgh 53 miles (distances approximate)

12-2 Duke Street is a well presented two-bedroom ground floor flat set in a convenient location. The property presents well in neutral décor throughout and is in move in condition. It offers an ideal opportunity for a first time or investment buyer.

- Convenient location
- Ground floor flat
- Two bedrooms
- Communal rear garden

Freehold.
Council Tax Band: A
EPC Band: D

OFFERS OVER £55,000



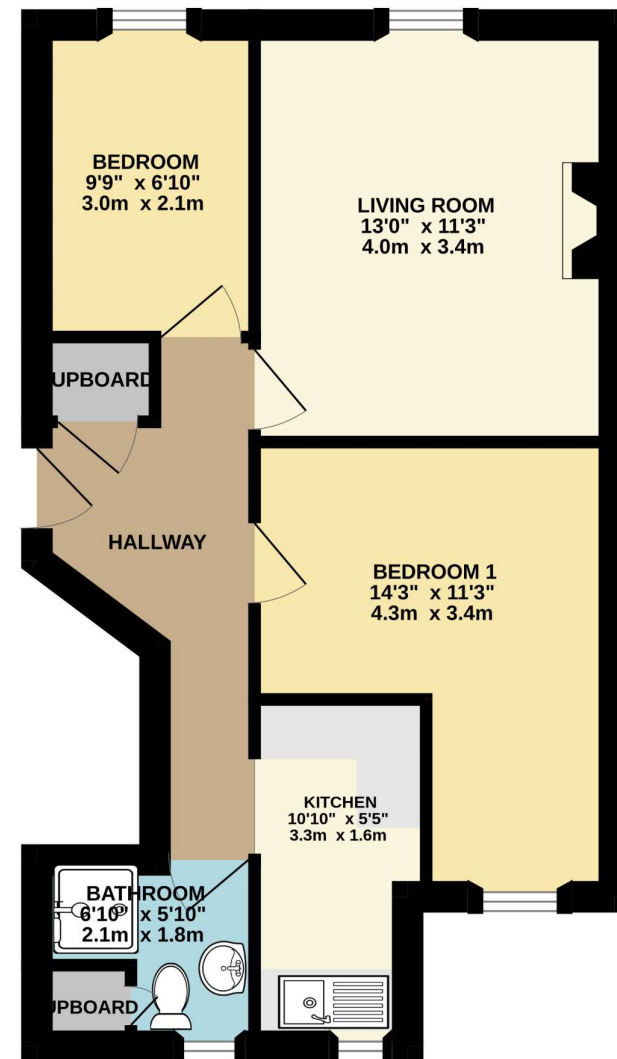
DESCRIPTION

This two bedroom ground floor flat is well presented in neutral décor throughout and set in a convenient location in the Borders Town of Hawick. The property is accessed via a shared stairwell off Duke Street itself. The entrance door to the flats opens into the hallway which serves every room in the property and hosts generous storage cupboards. The living room has a gas fire set in a surround (not operational) with a large window looking onto the street and over to the river Teviot with the recently completed flood defences. The second bedroom also has an outlook onto Duke Street whilst the larger double bedroom has an outlook onto the communal garden at the rear of the property. The kitchen is at the end of the hall and features a range of base and wall units with space for cooker and washing machine. The bathroom features a walk-in shower, toilet and wash basin. The property is double glazed throughout and utilizes gas fired central heating.

The property has the following accommodation set over the ground floor:

Ground Floor - Entrance Hall, Kitchen, Living room, Bedroom 1, Bedroom 2, Bathroom, Store in communal hall

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION

12-2 Duke Street sits just half a mile from Hawick town centre and is well placed for access to all the town amenities. Located on the A7 main road between Edinburgh and Carlisle Hawick benefits from a great selection of shops, sports and leisure facilities along with Primary and Secondary Schooling. The local area also benefits from a large selection of recreational pursuits including golf courses, rugby, tennis, plentiful walks and fishing. The nearest train station is located at Tweedbank just 17 miles away which is a direct line to Edinburgh Waverley. Edinburgh Airport is located 56 miles away to the North with Newcastle Airport also just 56 miles away to the South.

DIRECTIONS

Please use the postcode TD9 9QB or what3words [///social.notch.panoramic](https://www.what3words.com/#!/social.notch.panoramic)

SERVICES

The property benefits from mains water, mains electricity and mains drainage. Central heating is provided by a gas boiler. These services have not been tested and therefore there is no warranty from the agents.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP

Tel: 01573 224381



AUTHORITIES

Scottish Borders Council
Council Headquarters, Newtown St.
Boswells
Melrose TD6 OSA
Tel: 0300 100 1800

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

DATE OF ENTRY

By mutual agreement.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer. 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.

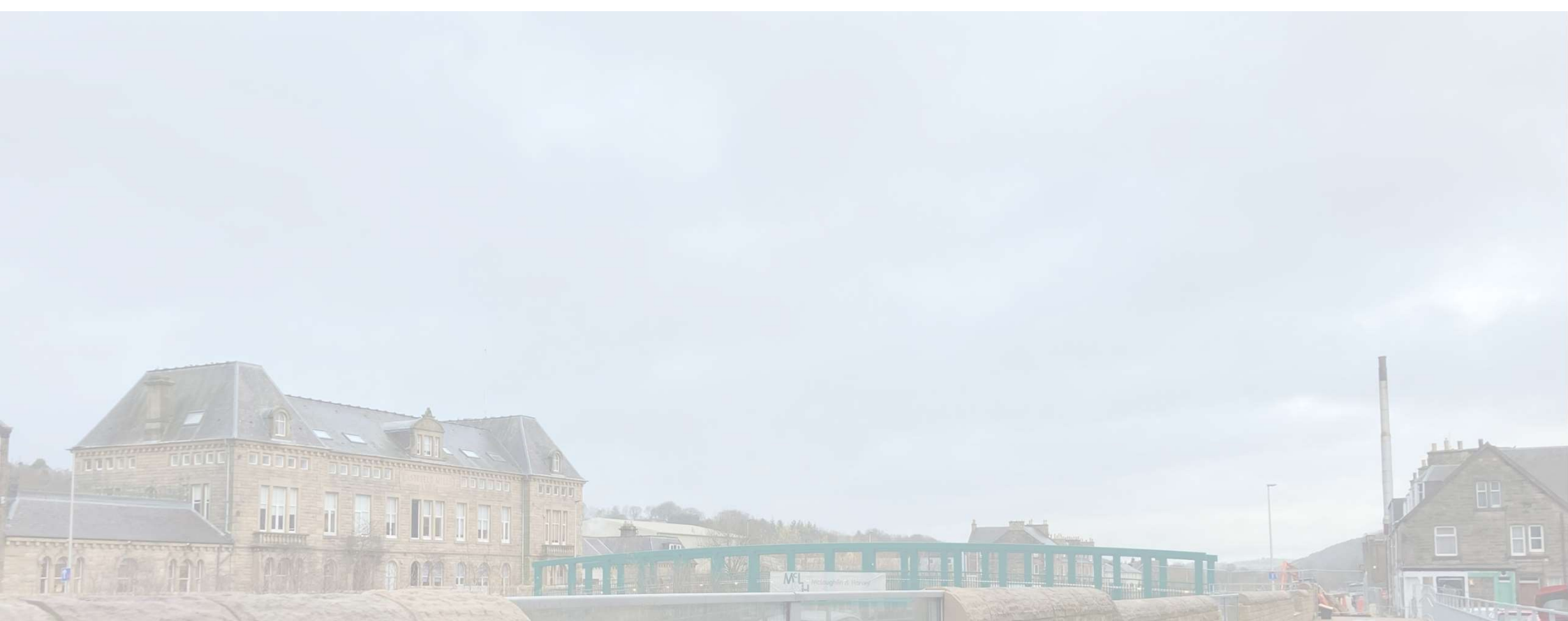
GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in January 2024.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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