



13/6 Trinity Street Hawick TD9 9NR

Built around 130 years ago, this purpose built second and attic floor maisonette forms part of a four storey block containing six residential properties.

The property is situated in a quiet residential area, not far from the town centre and within a short walk to Trinity Primary school.

The accommodation comprises; Entrance Hallway, living Room, bathroom, kitchen and bedroom on the ground floor, with 2 further bedrooms on the upper floor. In total around 64 SQM of living space.

There is gas in the building but it has been disconnected, as has the electric.

The property requires a fair degree of cosmetic updating, which has been reflected in the asking price.

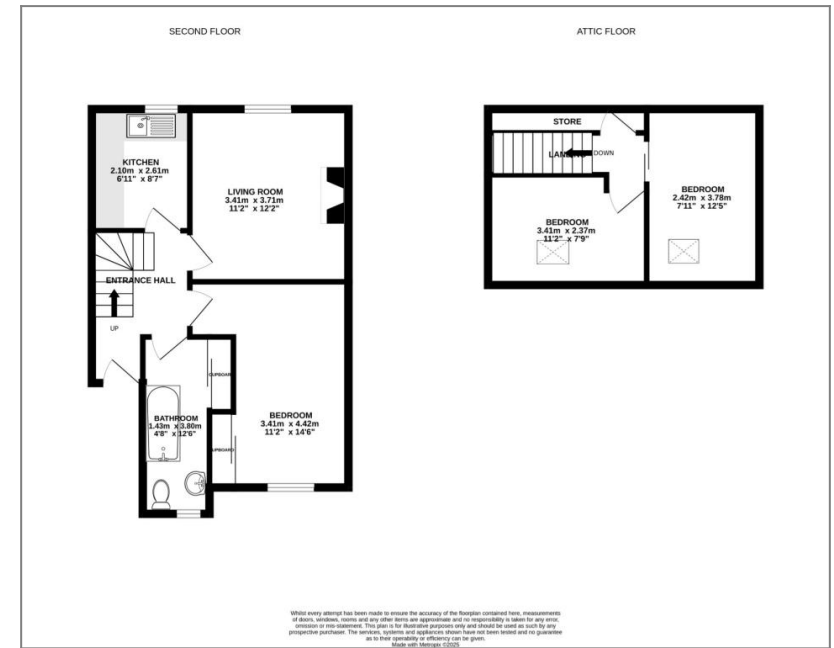
Outside there is ample on-street parking to the front and a shared drying green to the rear.

A real renovation property with great potential.

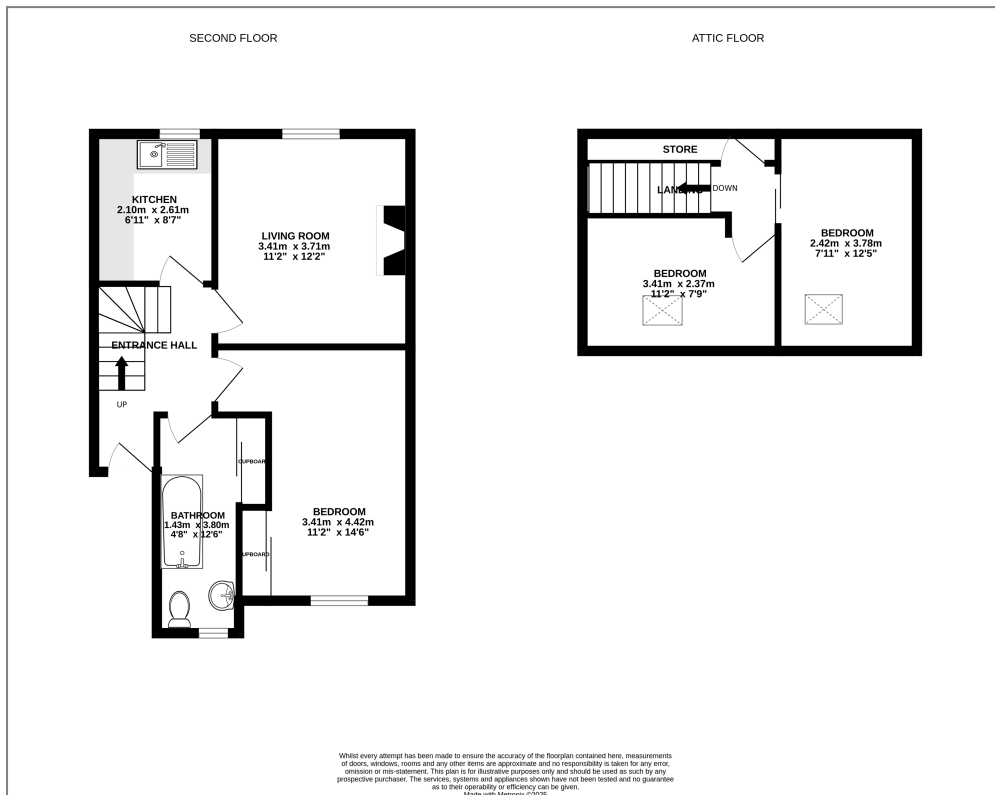
MORE INTERNAL IMAGES TO FOLLOW.

What we like about this property

Size, Development Potential







Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com

Council Tax Band: A

EPC Rating: G

Viewing:

Strictly via Jim Hay, 100% accompanied at all times.

Important Notice:

Jim Hay Estate Agents Ltd, 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 mis-statement 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. Jim Hay Estate Agents Ltd. 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.