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**11-3 GLADSTONE STREET, HAWICK, TD9 0HY (LOWER GROUND FLOOR)  
STUDIO/BEDSIT FLAT WITH SHARED GARDEN**

**EPC E  
OFFERS AROUND £35,000**

# 11/3 GLADSTONE STREET, HAWICK, TD9 0HY

## OFFERS AROUND £35,000



Offered for sale with sitting tenant in situ, this lower ground floor flat offers a buy to let investor an exciting opportunity to expand their portfolio. There is a well maintained shared garden to the rear offering a pleasant outlook.

Entered via a well-kept shared stairwell, stairs lead down to the lower ground floor where there is also access out to the back garden. A door leads through to small hallway providing access to the shower room and main living space. The shower room comprises a three piece white suite of WC, wash hand basin and shower enclosure with electric shower and is decorated in neutral tones with practical vinyl flooring. The main living space offers ample room for a double bed and seating furniture. It is offered for sale in neutral tones with two built in storage cupboards and a window overlooks the back garden. The kitchen area has vinyl flooring and is fitted with timber units and a single bowl sink. There is space for a washing machine, cooker and large fridge.

Externally to the property, there is a shared drying area to the rear and ample on street parking close by.

Gladstone Street, situated within the West End of the town, is a popular residential area which has easy access to the town centre. There is a bus stop nearby as well as a local corner shop in the immediate area. Drumlanrig Primary School and Hawick High School are a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is a wonderful town steeped in a sense of history and tradition. Known as the Home of Cashmere, the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick is also the venue for the famous annual Common Riding and popular Summer Festival. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle with the Mart Street bus depot on your doorstep. Tweedbank is only 17 miles and offers a rail link to Edinburgh, ideal for city commuters.

### ROOM SIZES:

Living Room/Bedroom 4.50 x 5.50  
Shower Room 2.41 x 1.65

**SERVICES:** Mains water, drainage, electric heating and double glazing.

**EPC RATING: E COUNCIL TAX BAND: A**

**FIXTURES AND FITTINGS:** The sale shall include all carpets, blinds, light and bathroom fittings.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://www.propertywindow.com).

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

