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7/3 DUKE STREET, HAWICK, TD9 9PY
ONE BEDROOM FIRST FLOOR APARTMENT WITH GARDEN

EPC D
OFFERS AROUND £55,000

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Viewing is essential to appreciate this bright and spacious one bedroom apartment with views to the front over the River Teviot. Offered for sale in good order with a well presented breakfasting kitchen, the property also benefits from a nicely kept shared garden laid mainly to lawn. Excellent purchase for a first-time buyer, someone looking to downsize or a rental investor looking to expand their portfolio.

The spacious lounge boasts traditional corning and a large window to the front overlooking the river Teviot. There is a gas fire with tiled hearth and wooden mantle above offering a pleasing focal point. The breakfasting kitchen is fitted with a good range of white wall and base units with worktop over and tiling to splashback. There is a sink, tap and drainer and an integrated electric oven with hob and extractor above. There is space for both a washing machine and under counter fridge. The double bedroom is situated to the rear of the property and is of generous proportion. It is decorated in light neutral tones and there is an alcove for additional storage space. Completing the accommodation is the contemporary four-piece bathroom comprising bath with attractive shower attachment, separate shower cubicle, wash hand basin and WC.

A very well-kept shared garden is located to the rear which is mainly laid to lawn with plentiful on street parking found to the front.

Duke Street is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. Known as the 'Home of Cashmere', the town offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. Hawick boasts a number of independent shops, public houses and bistros, as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

ROOM SIZES:

Lounge: 4.20m x 3.80m
Kitchen: 2.30m x 2.30m
Bedroom: 4.40m x 3.40m
Bathroom: 3.30m x 1.60m

EPC RATING: D COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. Furniture and white goods can also be included in the sale if required.

SERVICES: Mains water, drains, gas and electricity. Gas Central Heating. Double Glazing.

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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and 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.

