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22-4 HAVELOCK STREET, HAWICK, TD9 7BB
THREE BEDROOM MAISONETTE WITH GARDEN

EPC D
OFFERS AROUND £89,995

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We are pleased to bring to the market this spacious three bedroom apartment situated in a quiet residential area close by to the town centre. Currently being sold with a reliable tenant in situ since Feb 2024, this property offers an ideal investment opportunity for both established landlords looking to expand their portfolio and/or those looking to start out in Buy-to-Let. Current rent £475.00 pcm with scope for increase.

The property is entered at the rear via a close which serves just two properties. Adjacent to the front door is a large private outhouse offering excellent storage space. The main hallway is decorated in cool neutral tones and has a turning staircase to the first floor with large storage cupboard under the stairs. Situated to the front is the immaculate lounge which is well presented and light and has a timber fire surround and gas fire providing a cosy focal point. The kitchen, which overlooks the back garden, is surprisingly spacious and boasts a range of timber floor and wall units and ample space for a small table and chairs. There is space for a fridge freezer, washing machine and cooker and there is a single bowl sink beneath the window. Completing the accommodation on this level is bedroom 2 which is currently used as a spare room/dressing room and is situated to the Havelock Street side.

Carpeted stairs lead up to the first floor and accessed from the half landing is the family bathroom which comprises three piece white suite of wash hand basin, WC and bath with mixer tap. On the upper landing there is a useful shelved storage cupboard. The master bedroom is extremely well proportioned and has a range of useful built in wardrobes for storage. Bedroom 3 is a smaller single room which could be used as a bedroom and/or office space.

To the rear of the property is a shared and extremely well kept drying green with lawn and mature shrubs and bushes.

Havelock 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: 4.10 x 3.33
Kitchen: 4.00 x 4.05
Bedroom: 4.10 x 2.45
Bedroom: 5.85 x 3.35
Bedroom: 1.95 x 2.55
Bathroom: 1.65 x 1.57

EPC RATING: D COUNCIL TAX BAND: A

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

LETTING DETAILS: The property is currently let out on a Private Residential tenancy (Feb 2024) The monthly rent being charged is £475.00

SERVICES: Mains water, drains, gas and electricity. Gas Central Heating. Majority double glazing (one kitchen window single glazed)

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.

