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7A OLIVER CRESCENT, HAWICK, TD9 9BJ
THREE BEDROOM CENTRALLY LOCATED GROUND FLOOR FLAT

EPC C
OFFERS AROUND £85,000

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A comfortably sized three-bedroom ground floor flat, ideally positioned in a quiet street within the centre of town. Offered for sale in good order in mainly neutral tones, the property would make an ideal downsizing opportunity with its ground floor position and there is a low maintenance shared garden between 7a and two other properties.

Entered via a well-kept shared close, the hallway offers access to all rooms. The lounge is an attractive, bright and spacious room. The focal point in here is a lovely electric fire suite with surround and hearth and there is practical laminate flooring. From the lounge, a door leads into the well fitted modern kitchen comprising a good range of wall and floor units with granite effect worktops. There is also an integrated oven with gas hob and stainless-steel cooker hood, space and plumbing for a washing machine and space for a free-standing fridge freezer. There is also a built-in dishwasher. The master bedroom is a good-sized double set to the front of the property and is bright and decorated in a pleasing neutral colour with a built-in wardrobe with mirrored front. Bedroom two, faced to the rear of the property, is also a well decorated bright double room. The third bedroom is a generous single positioned at the front of the property with a built-in cupboard to provide extra storage. Completing the accommodation is the bathroom which is fitted with a four-piece suite comprising a glazed shower enclosure with mains shower and a white wc, wash hand basin and bath. The property has been well maintained and decorated throughout.

ROOM SIZES:

Lounge: 5.20m x 4.15m

Kitchen: 4.20m x 2.70m

Bedroom One: 3.51m x 2.61m

Bedroom Two: 3.27m x 2.61m

Bedroom Three: 2.93m x 2.81m

Shower Room: 2.80m x 2.10m

LOCATION: The property is located in a residential area within the town centre of Hawick, close to a local bus route, the Leisure Centre and several supermarkets. Hawick boasts a variety of shops and recreational pursuits such as rugby, golf, tennis, countryside walks and fishing. There are excellent Primary Schools close by as well as Hawick High School, offering a high degree of primary and secondary education. Hawick is famous for its cashmere trade, popular Common Riding festivities and the award-winning Wilton Lodge Park, as well as the Heritage Hub with its cafe and cinema. The surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles away and offers a rail link to Edinburgh, which is ideal for city commuters.

OUTSIDE: There is a well-kept shared courtyard to the rear, and ample on-street parking to the front.

EPC: C COUNCIL TAX BAND: B

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

SERVICES: Mains water, drains, gas & 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.

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