



**Geo. & Jas. Oliver W.S.**

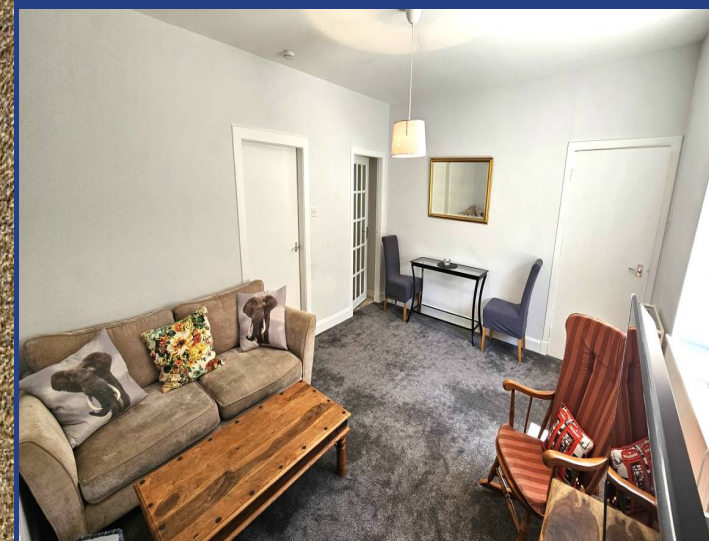
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: [solicitors@gandjoliver.co.uk](mailto:solicitors@gandjoliver.co.uk)

[www.gandjoliver.co.uk](http://www.gandjoliver.co.uk)



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16b BUCCLEUCH STREET, HAWICK, TD9 0HW  
**COSY ONE BEDROOM APARTMENT WITH BALCONY**

**EPC C**  
**OFFERS AROUND £55,000**

# 16B BUCCLEUCH STREET, HAWICK, TD9 0HW

## OFFERS AROUND £55,000



Set within a small courtyard through an archway tucked off Buccleuch Street, this first floor apartment must be seen to fully appreciate. Currently run as an Air B and B, the property would as make an ideal first time buy or downsize opportunity due its central, yet quiet location.

The property is entered via a shared stair which provides access to its private balcony. Upon entering, the vestibule provides access to the shower room and lounge. The shower room is a stylish and well appointed space with modern fixtures and fittings. There is a shower enclosure with mixer shower, WC and wash hand basin. Practical timber effect flooring and bright neutral décor. The light and airy lounge is situated to the front and is decorated in cool neutral tones and has grey carpet flooring. There is a built in cupboard here for storage and ample space for a dining table and chairs. Both the kitchen and bedroom are accessed from here. The kitchen benefits from a range of cream shaker style floor and wall units and there is tiling to splash back areas in white. There is an integrated electric fan oven with gas hob above and space for a fridge freezer and washing machine. The large Window overlooks the rear of the property and there is a stainless steel sink and drainer. The double bedroom is also decorated in a light neutral tones with carpet flooring and has a handy built in wardrobe with sliding doors.

Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School are close 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, Hawick 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. The town 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:

Lounge 4.60 x 3.75  
Kitchen 2.85 x 2.80  
Bedroom 3.70 x 3.35  
Shower Room 2.70 x 1.55

EPC:C COUNCIL TAX BAND:A

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

**SERVICES:**Mains water, gas, drainage and electricity. Gas central heating.

**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.

