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26 NORTH BRIDGE STREET, HAWICK, TD9 9QS
GROUND FLOOR TWO BEDROOM CENTRALLY LOCATED FLAT

EPC C
OFFERS AROUND £95,000

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We are delighted to offer for sale this centrally located main door apartment situated in the heart of town with various amenities close by. The property benefits from a bright double aspect dining kitchen and two generous double bedrooms. Ideal downsize opportunity and early viewing is recommended.

The property is entered via its own front door into a bright and welcoming hallway which has a useful storage cupboard housing the electrics and a timber door out to the back close. The sitting room is situated to the front of the property and has a large double glazed window offering a wealth of natural light and there is an integrated living flame gas fire offering a central focal point. The dining kitchen is a double aspect room with double glazed windows to both the front and side. This is a pleasant and light room with a range of white timber floor and wall units and tile effect vinyl flooring. There is space for various under counter white goods and an integrated electric oven with matching hob. The gas boiler is also wall mounted in here and there is a one and a half bowl stainless steel sink beneath the side window.

There are two generous double bedrooms within the property, one to the side and one to the rear. Both are nicely decorated in neutral tones and have carpet flooring and ample space for bedroom furniture. Completing the accommodation is the shower room which comprises a three piece white suite of wash hand basin, WC and shower enclosure which houses a chrome mixer shower.

North Bridge 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, 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 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: 4.25 x 4.10
Kitchen: 4.27 x 3.40
Bedroom One: 4.17 x 3.95
Bedroom Two: 3.60 x 3.18
Shower Room: 4.26 x 1.61

EPC RATING: C COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings. All furniture can also be included if so desired excluding all wall art, lounge TV and personal effects.

SERVICES: Mains water, drainage, 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.

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

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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

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.

