Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents
13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk
www.gandjoliver.co.uk

rightmove the UK's number one property site
See all our properties at OnTheMarket.com







7 MINTO PLACE, HAWICK, TD9 9JL

TWO BEDROOM MAISONETTE CLOSE TO TOWN CENTRE

EPC D

OFFERS AROUND £75,000

7 MINTO PLACE, HAWICK, TD9 9JL

OFFERS AROUND £75,000

We are pleased to bring to the market this main door maisonette style property located in a popular part of town situated a short walk to the town centre. In need of some minor cosmetic upgrading, the property offers delightful open views to the rear and a private garden/drying area.

The property is entered via the front door into a small hallway which provides access to the lounge and a carpeted stair to the first floor. The lounge is a spacious light room with windows to the front and an inset gas fire. There is a large walk in cupboard where the boiler is located and a second storage cupboard. A glazed door leads through to the dining room and a door provides access to the galley kitchen. The dining room sits to the rear of the property with stunning views over the town and could be used as an additional bedroom if so desired. The galley kitchen also overlooks the rear and has a range of floor units, space for a gas cooker and plumbing for a washing machine.

Carpeted stairs provide access to the upper landing where there is some built in storage. Located up here are the two bedrooms and bathroom. The master bedroom overlooks the rear and provides lovely open views and excellent built in storage. The smaller room is situated to the front and has the benefit of a range of cupboards beneath the window. Completing the accommodation is the bathroom which comprises a three piece suite of bath, wash hand basin and WC. There is an electric shower located over the bath.

Externally to the property there is an area of private garden ground with shed

ROOM SIZES:
Lounge: 3.85 x 3.80
Dining Room: 3.40 x 4.15
Kitchen: 1.20 x 5.60
Bedroom One: 4.78 x 3.46
Bedroom Two: 2.30 x 3.40
Bathroom: 1.50 x 2.30

Set in the ever-popular Terraces area, this property has the advantage of the Millers Knowes on the doorstep and is only a short walk from the town 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 Reivers 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.

EPC: D **COUNCIL TAX BAND:** A

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

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

