



Laidlaw Terrace, Hawick, TD9

Offers Over £89,999



# Key Features

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- Approx 9.67% Yield
- Long Term Tenant in Situ
- Three Bedroom Apartment
- Close to Amenities
- Riverside Setting
- Low Risk, Hands Off Investment



*Spacious 3-bed top-floor maisonette in a riverside Hawick location. Sold with long-term tenants in situ, delivering approx. 9.67% gross yield. Turnkey, low-risk buy-to-let with immediate income.*





This spacious top-floor three-bedroom maisonette is ideally positioned on Laidlaw Terrace in Hawick, enjoying a pleasant riverside setting and offering an excellent turnkey buy-to-let opportunity.

Set over two levels, the accommodation comprises a generously proportioned living room with built-in storage, a well-appointed kitchen fitted with a double gas oven and hob, two double bedrooms (one with built-in wardrobes), a further single bedroom, and a modern family bathroom featuring both a bath and a separate shower cubicle with thermostatic shower.

Further benefits include gas central heating, double glazing, on-street parking, and access to a well-maintained shared garden. The property is conveniently located close to local amenities, schools, and transport links, making it consistently attractive to tenants.

The property is sold with long-term tenants in situ, providing immediate rental income and delivering a strong gross yield of approximately 9.67% from day one. Rental payments have been reliable, offering investors peace of mind and a genuine hands-off investment.

This is a low-risk, income-producing asset with solid fundamentals, strong tenant demand, and excellent long-term rental prospects. Early interest is advised to avoid missing this opportunity.





Floor 0



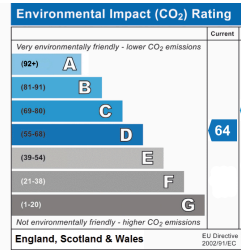
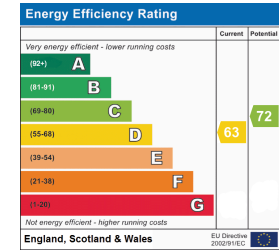
Floor 1

Approximate total area<sup>†</sup>  
 854 ft<sup>2</sup>  
 79.3 m<sup>2</sup>

(†) Excluding balconies and terraces

Calculations reference the NCS IPMS 3C standards. Measurements are spaced with a 10 mm tolerance. This floor plan is intended for illustrative only.

DIRAFT660



**Tenure Type:** Freehold  
**Council Tax Band:** A  
**Council Authority:** Scottish Borders

