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14/2 LOAN, HAWICK, TD9 0AT

ONE BEDROOM GROUND FLOOR FLAT SITUATED IN THE WEST END

EPC D
OFFERS OVER £52,000

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We are pleased to bring to market this well presented one bedroom, ground floor flat located in the popular West End area of town. Presented for sale in good order, 14/2 Loan offers an ideal investment or down size opportunity. There is a well kept and low maintenance shared drying area and two private outhouses with power and light.

Entered via a well-kept shared stairwell, the front door leads into the hallway and provides access to all of the accommodation. There is useful utility cupboard located here with space and plumbing for a washing machine.

The bright and spacious sitting room is located to the front and has carpet flooring. A wall mounted electric fire provides a pleasing focal point in the room and a timber door leads to a large storage cupboard which most recently was used as an office/study area. The galley style kitchen overlooks the rear courtyard and has a range of kitchen units in dark blue with ample work surface areas. There is space for a fridge freezer and free standing cooker.

The double bedroom, situated at the back, is well proportioned with plentiful space for furniture. There is a useful storage cupboard in here housing the recently fitted gas boiler. Completing the accommodation is the bathroom which comprises a three piece suite of bath with electric shower over, wash hand basin and WC.

Externally to the property, there is a shared monoblocked drying area to the rear and ample on street parking close by. There are also two outhouse in the close both with power and light. One is large enough for bike storage and the second previously housed a condensing tumble drier.

The Loan, situated within the West End of the town, is a popular residential area which has easy access to the town centre. There is a bus stop nearby as well as a local corner shop in the immediate area. Drumlanrig Primary School and Hawick High School are a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing, 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, 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 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:

Living room 4.12 x 3.57

Kitchen 3.31 x 1.42

Bedroom 3.14 x 2.72

Bathroom 1.80 x 1.64

SERVICES: Mains water, drainage, gas central heating and double glazing.

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

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds, light and bathroom fittings. Other items may also be available under separate negotiation.

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.

