



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



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5/2 ARTHUR STREET, HAWICK, TD9 9QQ
THREE BEDROOM MAISONETTE CLOSE TO TOWN CENTRE

EPC D
OFFERS OVER £85,000

5/3 ARTHUR STREET, HAWICK, TD9 9QQ

OFFERS OVER £85,000



5/2 Arthur Street is a well presented three bedroom maisonette close to the town centre. Presented in good order throughout this attractive property would suit a first-time buyer or perhaps a rental investor looking to expand their portfolio.

Entered via an external stair at the rear leading to the first floor, the door opens into the hallway of the property. Offering access to all of the lower level accommodation, there is a large useful understair storage cupboard here and access to the two piece cloakroom. The lounge is a double aspect room with windows to the front and rear and is a bright, spacious room with a high ceiling and laminate flooring. The kitchen, which is surprisingly spacious, is fitted with an attractive range of modern wall and base units with ample worktop over. There is ample space for a small table and chairs and American style fridge freezer. There is also an integrated oven and hob with chimney style extractor fan and space for a washing machine/dishwasher. The boiler is housed in here and there is a window to the front.

A carpeted stair leads up to the first floor landing where the bedrooms and bathroom are located. There are two good sized double rooms in addition to the smaller sized single room and the bathroom comprises a three piece white suite of bath, wash hand basin and WC and there is a shower over the bath. In the bathroom there is also a large storage cupboard with plumbing for a washing machine.

Externally, there is a shared drying area to the rear of the property which is shared between four. On street parking can be found to the front of the property.

Located close to the town centre, Arthur Street is conveniently placed for access to Mart Street bus depot, as well as a large supermarket and local leisure centre. 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:

Lounge: 3.62 x 5.54

Kitchen: 3.46 x 3.07

WC: 1.40 x 1.11

Bedroom: 3.99 x 3.17

Bedroom: 3.98 x 3.14

Bedroom: 2.99 x 1.95

Bathroom: 2.09 x 3.09

COUNCIL TAX BAND: A EPC: D

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, bathroom and kitchen fittings.

SERVICES: Mains water, drainage 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.

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.gandjooliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.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.

