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**19/3 TRINITY STREET, HAWICK, TD9 9NR**  
**ONE BEDROOM FIRST FLOOR FLAT WITH SHARED GARDEN**

**EPC E**  
**OFFERS AROUND £49,995**

# 19/3 TRINITY STREET, HAWICK, TD9 9NR

## OFFERS AROUND £49,995



19/3 Trinity Street is a well presented one bedroom, first floor flat close to the town centre. Presented in excellent order throughout this attractive property would suit a first-time buyer, those looking for a holiday home or perhaps a rental investor looking to expand their portfolio.

Entered via a well-kept shared close with stairs leading to the first floor, the door to the left opens into the hallway of the property. Offering access to all of the accommodation, there is a large useful storage cupboard here. The lounge is set to the front of and is a bright, spacious room with a high ceiling and comicing. There is a large window allowing ample natural light with floor space for free standing furniture. The kitchen, also set to the front, is fitted with an attractive range of modern wall and base units with wooden worktop over and grey tiling to splash back areas. There is a stainless steel sink with drainer below the window and space for a washing machine below. There is an integrated electric oven and hob with extractor above, as well as space for a free standing fridge freezer.

The bedroom is a generous double room with a window overlooking the garden grounds to the rear. This room is also decorated in cool neutral tones with grey carpet flooring. Completing the accommodation is the contemporary bathroom comprising bath with electric shower above, WC and wash hand basin. There is attractive geometric tiling to one wall and a chrome heated towel rail. A double cupboard is situated here for handy storage.

Externally, there is a shared courtyard area to the rear of the property which leads to a well-kept, shared drying lawn. On street parking can be found to the front of the property.

Located close to the town centre, Trinity 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: 3.76m x 3.44m  
Kitchen: 2.66m x 2.10m  
Bedroom: 4.32m x 2.86m  
Bathroom: 2.80m x 2.30m

**COUNCIL TAX BAND:**A EPC:E

**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.



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**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.

