



Geo. & Jas. Oliver W.S.

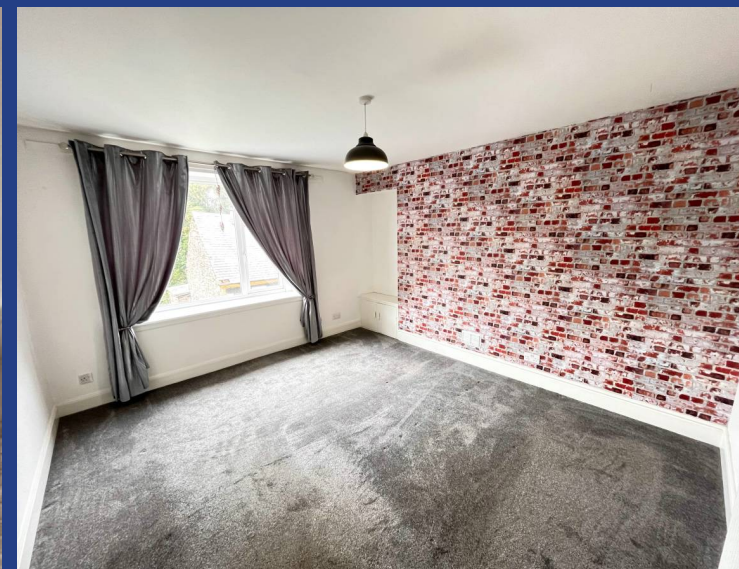
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13A-2 LOTHIAN STREET, HAWICK, TD9 9HD
TWO BEDROOM SPLIT LEVEL GARDEN APARTMENT

EPC C
OFFERS AROUND £79,995

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13A-2 Lothian Street is a well presented two bedroom, split level property located a short walk to the town centre. Presented for sale in excellent order throughout, this attractive property would make an ideal first-time buy or down size and benefits from direct access out from the living area to a well presented garden to the rear with lovely outlook towards the Town Hall.

Entered via a well-kept shared close accessing two properties, the door to the right opens into the upper landing of the property. Located on this level are the two bedrooms, one to the front and one to the rear. Both bedrooms are well presented and the master room at the back has a lovely view over the back gardens with the Town Hall beyond. Stairs lead down from here to the lower ground floor where the remainder of the accommodation is located.

The lower landing has two handy storage cupboards (one housing the gas boiler) and there is a useful utility area with space and plumbing for a washing machine and additional white goods and storage. The bathroom is a well appointed and modern room with three piece white suite of wash hand basin, WC and bath. There is a double headed chrome shower located over the bath and LED strip lighting is a pleasing feature. Completing the accommodation is the delightful open plan living area with kitchen. This is a bright and spacious room with light décor and practical timber flooring. The kitchen has a range of cream floor and wall units with navy décor and brick effect tiling in cream. There is space for a dishwasher and fridge freezer and there is an integrated oven and hob with chimney style extractor hood above. From here a glazed door leads directly out the back garden.

Externally, there is an enclosed and very well kept area of garden ground with chipped area and artificial grass. From here there is a pleasant view towards the town centre and beyond.

Located close to the town centre, Lothian 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/Kitchen 5.52 x 3.36

Bedroom: 4.10 x 3.57

Bedroom: 2.50 x 3.57

Bathroom: 2.50 x 1.80

COUNCIL TAX BAND: A EPC: C

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

SERVICES: Mains water, drainage and electricity. Gas Central Heating. Double Glazing. Under floor heating on lower ground floor.

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.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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