

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**17B Lothian Street,
Hawick, TD9 9HD**



17B Lothian Street is a centrally located three-bedroom maisonette offering spacious accommodation across two levels and presented in turnkey condition, while still allowing a buyer the opportunity to personalise to their own taste. Extending to approximately 98 sqm, the property has enjoyed a successful history as a holiday let and is neutrally decorated throughout, making it an appealing prospect for a range of purchasers.

The first floor comprises an entrance vestibule, hallway, a bright lounge, a generous dining kitchen, and a well-proportioned bedroom. Upstairs on the attic floor, a spacious landing leads to two double bedrooms, a family bathroom and a useful study, offering excellent flexibility for modern living.

Believed to be around 135 years old, the property retains the charm of its era while benefiting from thoughtful upgrades over time. Externally, there is access to a shared, enclosed rear garden, and an abundance of on-street parking is available nearby.

A well-presented and versatile home in a highly convenient location, 17B Lothian Street is ideally suited to first-time buyers, investors, or those seeking a comfortable base in the heart of Hawick.

17B Lothian Street, Hawick

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

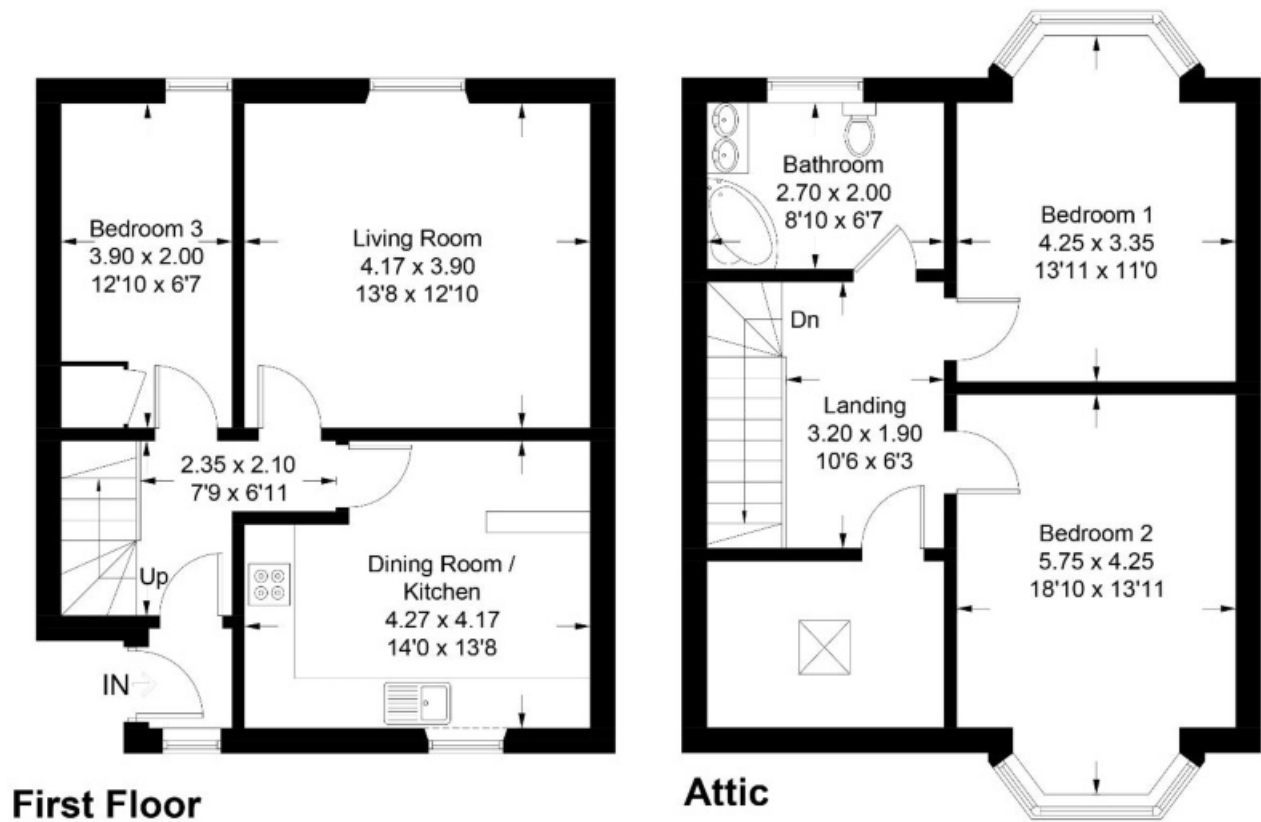


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300936)

Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

Home Report Value | EPC

£95,000 | EPC: C

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Hawick

Call 01450 372336

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.