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**4A/2 EARL STREET, HAWICK, TD9 9PZ**  
**TWO BEDROOM, FIRST FLOOR FLAT CLOSE TO TOWN CENTRE**

**EPC C**  
**OFFERS AROUND £55,000**

# 4A/2 EARL STREET, HAWICK, TD9 9PZ

## OFFERS AROUND £55,000

We are pleased to offer for sale this first floor two bedroom flat located in the centre of town within a short walk to local shops and amenities. The property is being sold with a long term tenant in situ (13 years). Offered for sale in good order, the property has a surprisingly large dining kitchen and a nicely presented lounge overlooking the front. There is a large shared drying green to the rear.

The property is accessed from the front via a well presented shared close (serving just three properties). The hallway provides access to all of the accommodation and has a useful storage cupboard. The lounge is situated to the front with two large double glazed windows overlooking Earl Street. The décor is mainly neutral with a feature wall and carpet flooring. The dining kitchen is split level in style with two steps leading up to a dining area with laminate flooring and space for white goods if so desired. The kitchen itself comprises a range of timber floor and wall units with white worktops and tile effect splashbacks. There is a window to the rear and sink below. There is space for a cooker and washing machine.

The master bedroom is a generous double room with built in wardrobes with sliding mirrored doors. The décor is light and neutral and there is a double glazed window. Bedroom 2 is a smaller single room which also has a built in storage cupboard. Completing the accommodation is the bathroom comprising three piece suite of wash hand basin, WC and bath. There is chrome shower located over the bath and neutral coloured aqua boarding. Practical tiled flooring is in situ and timber lining to ceiling. Externally, the property has a large shared drying green.

Earl Street is very conveniently placed for easy access to the town centre, Mart Street bus depot, several supermarkets and the Leisure Centre. Hawick is a wonderful town steeped in a sense of history and tradition, set amidst the picturesque Scottish Borders countryside. 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 boasts a number of independent shops, public houses and bistros as well as larger supermarkets and is also the venue for the famous annual Common Riding and popular Summer Festival. The town also offers opportunities for walking, cycling, football, horse-riding, fishing and other country pursuits and the surrounding Border towns are easily accessible, as are Edinburgh, Newcastle and Carlisle. The Borders railway has stops at Galashiels and Tweedbank, both just a 25-minute drive away.

### ROOM SIZES:

Lounge: 4.45 x 4.00  
Kitchen: 4.25 x 4.25 and 3.62 x 2.35  
Bedroom 1: 3.40 x 3.23  
Bedroom 2: 3.75 x 3.85  
Bathroom: 2.10 x 2.10

### EPC RATING: C COUNCIL TAX BAND: A

**FIXTURES AND FITTINGS:** The sale shall include all carpets, curtains, light and bathroom fittings.

**SERVICES:** Mains water, drainage, gas and electricity. Gas Central Heating and 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. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://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.

