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20/3 GLADSTONE STREET, HAWICK, TD9 0HX  
**THREE BEDROOM MAISONETTE SITUATED IN THE WEST END**

**EPC C**  
**OFFERS AROUND £90,000**

# 20/3 GLADSTONE STREET, HAWICK, TD9 0HX

## OFFERS AROUND £90,000



We are delighted to offer for sale this three bedroom maisonette style property located in the popular "West End" of Hawick. The property has been refurbished for selling and has fresh neutral décor and newly laid flooring throughout. Ideal first time buy or rental investment.

Accessed via a well-kept shared stairwell, the property is entered into the hallway where there are two useful storage cupboards. Situated on the lower level are the lounge and kitchen. The lounge is a spacious room located to the front of the accommodation with two large windows allowing for ample natural light. The room is painted in a bright neutral tone with grey carpet flooring. There is an electric fireplace with marble surround which creates a pleasing focal point as well as an alcove with storage cupboard below. The kitchen overlooks the rear garden has a range of floor and wall units with newly installed doors, as well as timber effect worktops. There is a built in electric fan oven with a gas hob above and a hooded extractor fan. There is vinyl floor covering with tiling to splashback areas as well as space under counter for a washing machine and dishwasher if so desired. The boiler is located here within a large cupboard.

The bedrooms (two double and one large single) are located on the uppermost level of the property. All three bedrooms benefit from built in storage with ample floor space for freestanding furniture. The bathroom is newly installed and comprises a three piece white suite of bath with double shower above, handwash basin and WC. Decorated in mint green there is white marble effect shower boarding and laminate effect vinyl flooring.

Externally to the property, there is a shared drying area to the rear and ample on street parking close by.

Gladstone Street, situated within the West End of the town, is a popular residential area which has easy access to the town centre. There is a bus stop nearby as well as a local corner shop in the immediate area. Drumlanrig Primary School and Hawick High School are a short walk away offering a high degree of primary and secondary education. The award-winning Wilton Lodge Park is close by, offering a range of amenities including tennis courts and a superb cafe and playpark. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. by as well as Hawick High School, offering a high degree of primary and secondary education. 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:

Living Room 5.95 x 3.45  
Kitchen 3.20 x 3.75  
Bathroom 2.06 x 2.01  
Bedroom 1 3.20 x 3.30  
Bedroom 2 3.45 x 2.75  
Bedroom 3 2.00 x 3.62

**SERVICES:** Mains water, drainage, gas central heating and double glazing.

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

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

**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](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.



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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