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1F ST CUTHBERT'S TERRACE, HAWICK, TD9 9DR
TWO BEDROOM APARTMENT WITH PARKING SPACE

EPC C
OFFERS AROUND £79,995

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Early viewing is recommended of this centrally located second floor two bedroom flat located a stone's throw from both Hawick High and Drumlanrig Primary Schools. The property is offered for sale in neat and tidy order with scope for modernisation and there are excellent storage facilities. There is also a useful private allocated parking space to the front.

Accessed via an immaculate shared stairwell, the property is entered in to the hallway where there are four useful storage cupboards (one housing the gas boiler) The spacious lounge is a bright double aspect room with windows to the side and rear. There is cosy carpet flooring and neutral decor. The breakfasting kitchen is also located to the rear and has a range of floor and wall mounted units and tile effect flooring. There is space for a small table and chairs, washing machine, cooker and fridge and small fridge freezer.

The two double bedrooms are both generously proportioned and decorated in a neutral colour palette. Both have useful built in wardrobes offering additional storage and a pleasant view to the front. Completing the accommodation is the three piece bathroom which comprises a three piece suite of WC, wash hand basin and WC. There is a glazed shower screen over the bath and an electric shower.

Externally with the property is a chipped drying area to the rear and one allocated parking space to the front.

St Cuthbert's Terrace is a quiet residential area which has easy access to the town centre. 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 near 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 Reivers 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: 5.00 x 3.60
Kitchen: 2.45 x 2.54
Bathroom: 2.23 x 2.54
Bedroom: 3.52 x 3.57
Bedroom: 3.97 x 2.54

EPC: C COUNCIL TAX BAND: B

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

SERVICES: Mains water, mains drainage, gas & 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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and 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.

