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14A HARDEN PLACE, HAWICK, TD9 7BY
TWO BEDROOM GROUND FLOOR FLAT WITH BALCONY

EPC C
OFFERS AROUND £60,000

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We are pleased to offer for sale this ground floor flat located in a popular residential area. 14A Harden Place provides an ideal investment opportunity or first time buy. The property boasts two good sized bedrooms, a spacious kitchen, well appointed bathroom room and a bright lounge with balcony access offering lovely open views. The property is in need of some minor cosmetic improvements and would make an ideal buy to let investment having been let out until just recently.

The hallway provides access to all rooms in the accommodation and has a two large storage cupboards offering excellent storage space. The lounge is a bright and spacious room and provides a blank canvas for the potential purchaser. A double glazed UPVC door leads from here out to the balcony which has pleasant views over the town. The kitchen is located opposite the lounge. There are a range of white pine floor and wall units with marble effect worksurfaces with a matching breakfast bar, vinyl flooring and tiling on splashback areas. There is an integrated electric fan oven with gas hob above as well as ample space for a fridge freezer and undercounter space for a washing machine and tumble dryer. The white double basin sink with drainer is situated below the large window overlooking Branhholme Road.

The master bedroom has a large built in wardrobe. The second bedroom, located to the front of the property also has a large built in cupboard and two separate windows allowing for ample natural lighting. The well appointed bathroom is partially clad with cool toned neutral shower boarding and houses a three piece suite of bath with overhead shower, wash hand basin and toilet.

Externally, the property has a designated storage cupboard situated in the entrance close. There is a well maintained shared drying green and paved entrance area which is shared between the six properties in the block.

ROOM SIZES

Lounge 5.17 x 3.34
Kitchen 3.02 x 3.80
Bedroom One 3.89 x 3.51
Bedroom Two 4.02 x 2.59
Bathroom 1.85 x 2.00

Harden Place is situated just off the main A7 leading out of Hawick in a highly convenient location close to all local amenities. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Both Wilton and Stirches Primary Schools are close 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,

Hawick 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. The town 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.

COUNCIL TAX BAND: A EPC : C

FIXTURES AND FITTINGS: The sale shall include all light and bathroom fittings. Free standing white goods.

SERVICES: Mains water, gas, drainage 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.

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.

