



Geo. & Jas. Oliver W.S.
Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket.com



51 HIGH STREET, HAWICK, TD9 9BP

FOUR BEDROOM APARTMENT WITH RAISED DECKING/BALCONY

EPC D

OFFERS AROUND £179,995

51 HIGH STREET, HAWICK, TD9 9BP OFFERS AROUND £179,995



We are delighted to bring to the market this extremely well proportioned three storey apartment located on the High Street with private balcony and decking to the rear and secure entry phone system. Offered for sale in excellent order, the property boasts four good sized double bedrooms and makes an ideal family home for those looking to be in the heart of town ideally located for local amenities.

The property is entered via a well kept close with secure entry system which provides sole access to this dwelling. A carpeted stair leads up to the first floor where the lounge, kitchen diner, bedroom, bathroom and utility are located. The lounge is beautifully presented room overlooking the front with attractive patterned wallpaper and timber panelling. The main focal point of the room is the ornate timber fire surround and inset gas fire. The heart of this beautiful property is most definitely the spacious dining kitchen which is situated to the rear and has a door out to the rear balcony. The kitchen area has a range of navy floor and wall units and ample worksurfaces in timber. There is a range cooker and integrated microwave. Beneath a window to the side is a Belfast sink and there is plenty space for a free standing fridge freezer. In the kitchen itself there is an island for casual dining and in the living space, ample room for lounge furniture and/or a larger formal dining table if so desired. There is stripped timber flooring in here and a white fire surround with inset living flame gas fire offers character. Accessed off the kitchen is the handy utility room which has an additional sink, space and plumbing a washing machine and secondary white goods, and this is where the wall mounted gas boiler is located. The family bathroom is both spacious and well appointed. It comprises of a three piece suite of shower bath with glazed shower screen, WC and wash hand basin. Completing the accommodation on this level is bedroom 4 which is currently used as a games room and has a built in storage cupboard.

A carpeted stair leads up to the middle level where two bedrooms are located and a useful two piece white cloakroom. Both bedrooms are beautifully presented and have built in storage facilities.

The upper level would offer a variety of uses and is currently presented as a spacious double bedroom with walk in wardrobe/vanity area.

Externally, this beautiful apartment has access to the rear to a shared garden laid mainly to bark for ease of maintenance. The balcony/raised decking offers a private and secluded seating area accessed from the kitchen.

Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Wilton Primary and Trinity Primary School 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.

ROOM SIZES:

Lounge 3.70 x 5.40
Kitchen Diner 8.54 x 3.56
Bathroom 2.57 x 6.13
Bedroom 4/ Games Room 4.09 x 3.34
Utility 2.39 x 2.76
Master Bedroom 5.49 x 3.86
Bedroom 2 4.24 x 3.29
WC 1.64 x 1.56
Bedroom 3 5.18 x 3.56

EPC: D COUNCIL TAX BAND: C

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

SERVICES: Mains water, gas, drainage and electricity. Gas central heating.

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.

