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**11/6 GLADSTONE STREET, HAWICK, TD9 0HY**  
**SECOND FLOOR STUDIO FLAT WITH SHARED GARDEN**

**EPC C**  
**OFFERS AROUND £43,000**

# 11/6 GLADSTONE STREET, HAWICK, TD9 0HY

## OFFERS AROUND £43,000



Currently run as a successful holiday let, this top floor studio flat would make an ideal investment opportunity for someone looking to add to a letting portfolio or start holiday letting for the first time. Offered for sale in excellent order, this property is both well equipped and centrally located, making it a very attractive prospect for a potential buyer.

Entered via a well-kept shared stairwell, stairs lead up to the second floor. A door leads through to small hallway providing access to the shower room and main living space. The shower room comprises a stylish three piece white suite of WC, wash hand basin and shower enclosure and is decorated in neutral tones and tiling with practical vinyl flooring. The main living space offers ample room for living and bedroom furniture and is well presented in neutral tones with a feature wall in patterned wallpaper. There is useful built in storage. The kitchen has a range of white units with space for a washing machine and under counter fridge. There is also an integrated electric fan oven and ceramic hob.

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/Kitchen Area 6.25 x 4.10  
Shower Room - 1.95 x 1.10

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

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

**FIXTURES AND FITTINGS:**Sold fully furnished.

**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.

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**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.

