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23 BEACONSFIELD TERRACE, HAWICK, TD9 0HT
ONE BEDROOM SECOND FLOOR FLAT WITH COURTYARD

OFFERS AROUND £49,995
EPC C

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An exciting opportunity has arisen to acquire this surprisingly spacious top floor one bedroom apartment situated in a sought-after part of town. Offered for sale in good order, the property benefits from double glazing and a recently installed boiler. Ideal buy to let investment for those looking for a centrally located apartment.

Entered via a shared stairwell, stairs lead up to the second floor where there is also a private outhouse (green door) offering useful storage space. The front door leads through to the hallway providing access to the majority of the accommodation. The double bedroom is presented for sale in light neutral tones and has a variety of handy built in storage facilities and the three piece shower room, located to the front, has a stylish and well appointed three piece suite of walk in shower enclosure with mixer shower, wash hand basin and WC. Located to the front of the property, with a pleasant outlook, is the lounge. This is decorated in neutral tones with practical timber effect flooring and a wall mounted electric fire suite. A door from here leads through to the kitchen. The kitchen comprises a range of timber floor and wall units with cream worktops and green tiling to splashback. There is space for a washing, fridge and freezer (all included in the sale) A built in cupboard houses the boiler.

Externally to the property, there is a courtyard offering low maintenance outside space and off street parking located close by. There is an outhouse adjacent to the front door.

Beaconsfield Terrace, 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: 4.38 x 3.75
Kitchen: 1.96 x 4.19
Bedroom: 2.42 x 4.19
Shower Room: 2.80 x 1.95

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

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

FIXTURES AND FITTINGS: Included in the sale are all carpets and floor coverings. Light and bathroom fittings. Also included in the sale is the washing machine, fridge and freezer.

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.

