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16/3 BEACONSFIELD TERRACE, HAWICK, TD9 0HS

SECOND FLOOR TWO BEDROOM APARTMENT

EPC C

OFFERS AROUND £85,000

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An exciting opportunity has arisen to acquire this surprisingly spacious top floor two bedroom apartment situated in a sought-after part of town. Offered for sale in excellent order in mainly neutral tones, the property boasts a bright and spacious lounge and well appointed modern kitchen. There is a shared garden at the rear.

Entered via a shared stairwell, stairs lead up to the second floor. The front door leads through to the hallway providing access to the majority of the accommodation. The bright lounge overlooks the front and has practical timber flooring. There is space for a small table and chairs if so desired. A door from here leads through to both the kitchen and smaller bedroom. The kitchen offers a good range of gloss grey floor and wall mounted units and worktops in grey. There is space for a fridge freezer and integrated cooker with stainless steel extractor fan and integrated washing machine. The single bedroom is decorated in mainly neutral tones and has cosy carpet flooring. The master bedroom is a double sized room and overlooks the front. There is ample space for freestanding bedroom furniture in here. Completing the accommodation is the three piece bathroom with bath, wash hand basin and WC. Located over the bath is a chrome shower run off the boiler.

Externally to the property, there is a shared garden with clothes drying facilities.

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 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 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 4.20 x 4.34
Kitchen 1.79 x 3.54
Bedroom 3.35 x 3.06
Bedroom 2.10 x 3.54
Bathroom 1.42 x 3.54

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.

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.

