

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3-1 Orrock Place, Hawick,

TD9 0HQ

Fixed Price £87,500



£7,500 BELOW HOME REPORT VALUE Brought to the market in the town centre of Hawick is 3/1 Orrock Place, a substantial three bedroom, first floor flat presented in move-in condition and extending to an impressive 111m². Brilliant for first time buyers, families or those looking to move to a more accessible location, the property offers bright and spacious accommodation throughout. 3/1 Orrock Place would also work well as a rental investment or an air B&B with immediate access to local amenities and hospitality establishments. Viewings come highly recommended in order to fully appreciate.



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INTERNAL

Hallway, open plan lounge and dining room, dining kitchen, master bedroom, bedroom two, bedroom three/study and bathroom

EXTERNAL

Easy access to all local amenities and travel links as well as on-street parking.



Situation:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Description:

Brought to the market in the town centre of Hawick is 3/1 Orrock Place, a substantial three bedroom, first floor flat presented in move-in condition and extending to an impressive 111m². Brilliant for first time buyers, families or those looking to move to a more accessible location, the property offers bright and spacious accommodation inclusive of a large open plan living room and dining room as well as a family sized kitchen, two double bedrooms and a further small double / study. Decorated in neutral tones throughout, the buyer would have scope to modernize the property further or to maintain its current style for years to come. Externally, the property benefits from on-street parking, being within walking distance to both primary and secondary education as well as a stones throw away from the award winning Wilton Lodge Park. In addition, 3/1 Orrock Place would work well as a rental investment or an air B&B with immediate access to local amenities and hospitality establishments. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

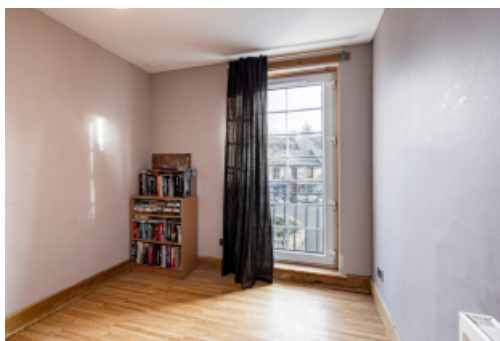
Home Report Value:

£95,000.00

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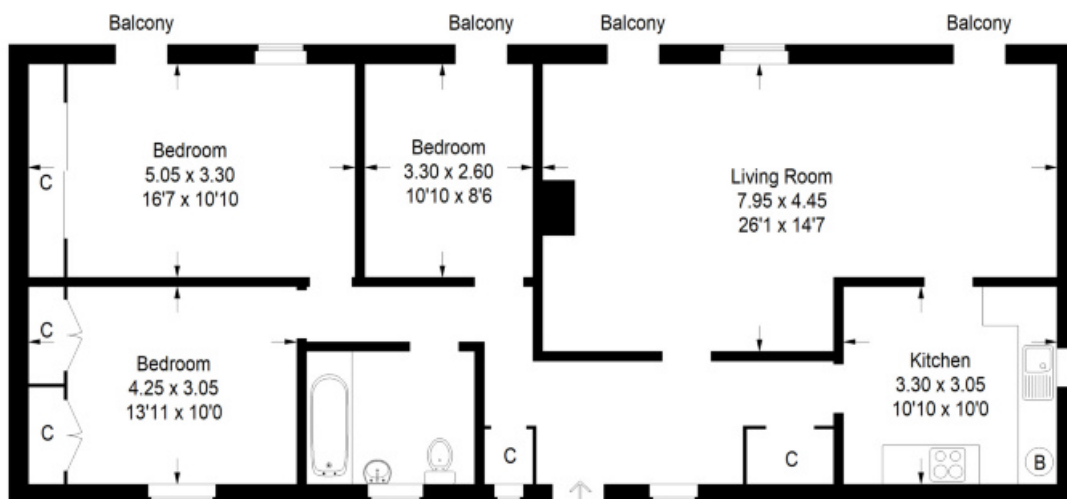
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Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 831711)

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.