

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 4 Trevelyan Terrace, Hawick

TD9 0AZ

**Guide Price £82,500**



\*£12,500 Below Home Report Valuation\*

4 Trevelyan Terrace is a fantastic, two bedroom maisonette which is brought to the market in good condition and boasts the potential to be converted into a three bedroom family home, like many of the neighbouring properties. Although in need of a degree of upgrading throughout, the property boasts neutral, spacious living accommodation and viewings come highly recommended in order to fully appreciate.



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TD9 0AZ

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## GROUND FLOOR

Entrance hallway, lounge and kitchen

## LOWER GROUND FLOOR

Landing, master bedroom, bedroom two and shower room

## EXTERNAL

Private, enclosed patio to the front with a shared drying area to the rear.



**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:**

4 Trevelyan Terrace is a fantastic, two bedroom maisonette which is brought to the market in good condition and boasts the potential to be converted into a three bedroom family home, like many of the neighbouring properties. Although in need of a degree of upgrading throughout, the property boasts neutral, spacious living accommodation, comprising of an entrance hallway, kitchen and large lounge on the ground floor as well as two double bedrooms and shower room on the lower ground floor as well as a private garden to the and a shared drying area to the rear. 4 Trevelyan Terrace lies within the sought after "West End" of Hawick and is within close proximity to primary and secondary education as well as family play parks and the award winning Wilton Lodge Park, and should therefore particularly appeal to a first time buyer, family or rental investor. 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 electricity, water and drainage.

**EPC:**

C

**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.

**Viewings:**

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

**Home Report Value:**

£95,000.00

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## 4 Trevelyan Terrace, Hawick

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft

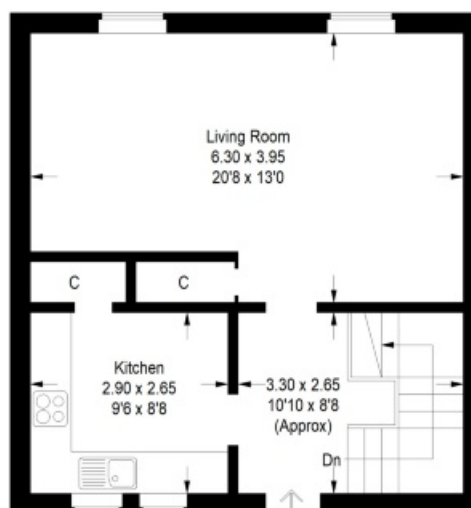
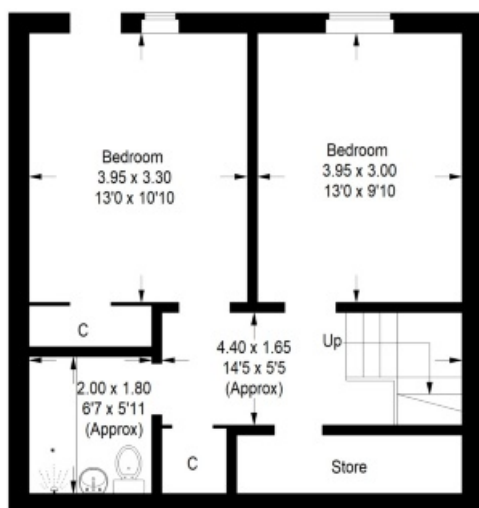


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUketch.com © 2022 (ID 850898)

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

Also At:  
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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.