

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 70 Ramsay Road, Hawick,

TD9 0DW

**Offers Over: £65,000**



Brought to the market in a sought after residential area of Hawick is 70 Ramsay Road - a wonderfully presented ground floor, one bedroom apartment. Extending over an approximate 52sqm, the comfortable accommodation consists of a living room, kitchen, bathroom and bedroom as well as sporting an abundance of storage throughout. Externally, the property sports well maintained gardens to the front and rear, inclusive of a large wooden outhouse, as well as ample on-street parking. Viewings come highly recommended.



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TD9 0DW

**Offers Over: £65,000**

Internal Accommodation  
Entrance hallway, lounge, kitchen, bathroom and  
double bedroom

External Accommodation  
Well maintained, private gardens to the front and  
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:**

Brought to the market in a sought after residential area of Hawick is 70 Ramsay Road - a wonderfully presented ground floor, one bedroom apartment. Extending over an approximate 52sqm, the comfortable accommodation consists of a living room, kitchen, bathroom and bedroom as well as sporting an abundance of storage throughout. Neutrally decorated and brought to the market in move-in condition, 70 Ramsay Road would be the ideal purchase for a first time buyer, rental investor or those who would benefit from ground floor accommodation. Externally, the property sports well maintained gardens to the front and rear, inclusive of a large wooden outhouse, as well as ample on-street parking. Viewings come highly recommended.

**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:**

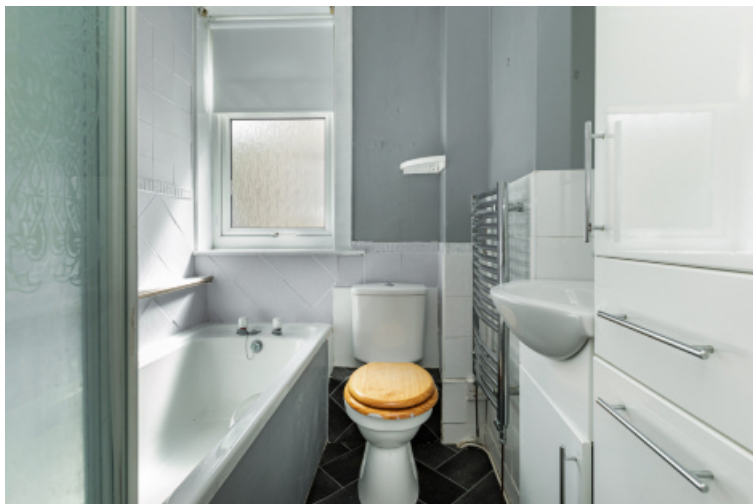
Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**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.

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### 70 Ramsay Road, Hawick

Approximate Gross Internal Area = 55.3 sq m / 595 sq ft

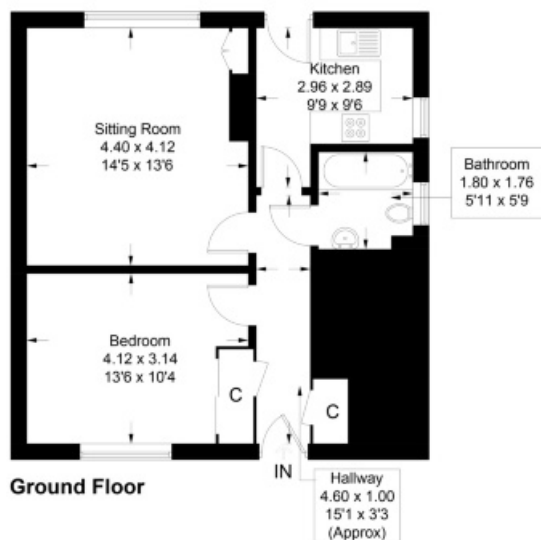


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4uuketch.com © (12882374)

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Interested in this property?

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Opening Hours:  
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.