

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**2-1, Drumlanrig  
Square, Hawick,  
TD9 0AS**

**Offers In The Region Of: £70,000**



\*Now £20,000 Below Home Report Valuation\*

Enjoying a central, elevated position within Hawick, 2-1 Drumlanrig Square is a well-proportioned three-bedroom first floor apartment. Adorned with period features throughout, sporting mostly neutral decor and extending to an impressive 85sqm, the property would be ideal for a first-time buyer, rental investor or those interested in holiday lettings within the area



## 2-1, Drumlanrig Square, Hawick,

TD9 0AS

**Offers In The Region Of: £70,000**

### Internal Accommodation

Entrance hallway, lounge, kitchen, bathroom, two double bedrooms and one further single bedroom.

### External Accommodation:

On street parking is available at both the front and rear of the property with easy access to all local travel links and amenities being on the doorstep.



**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:**

Enjoying a central, elevated position within Hawick, 2-1 Drumlanrig Square is a well-proportioned three-bedroom first floor apartment. Adorned with period features throughout, sporting mostly neutral decor and extending to an impressive 85sqm, the property would be ideal for a first-time buyer, rental investor or those interested in holiday lettings within the area. The internal accommodation overall consists of an entrance hallway, lounge, kitchen, family bathroom, two double bedrooms and one further single bedroom which could be utilised as an office. Externally, the property is only a stone's throw away from all local travel links and amenities while benefiting from ample parking facilities at both the front and rear of the building. 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

**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.

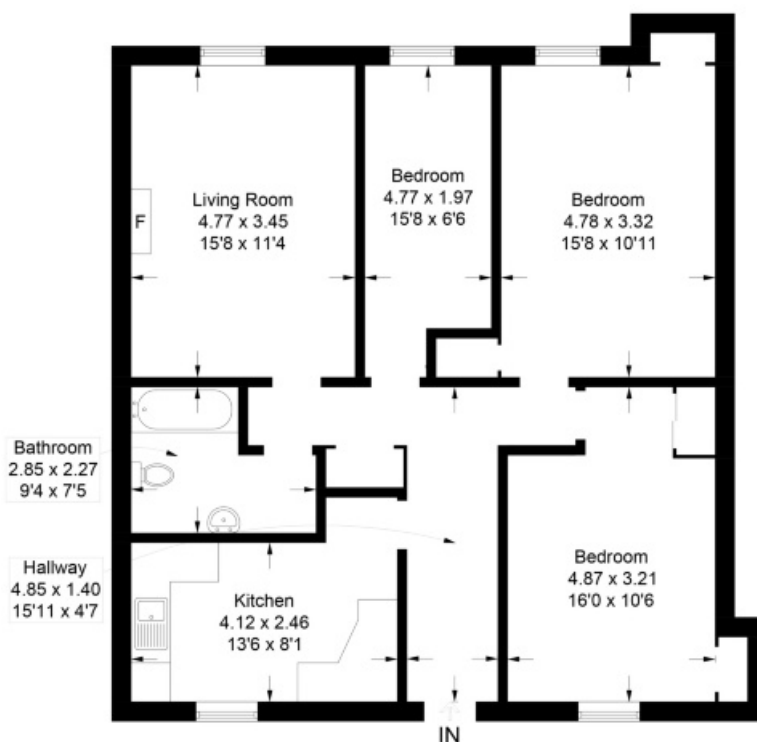
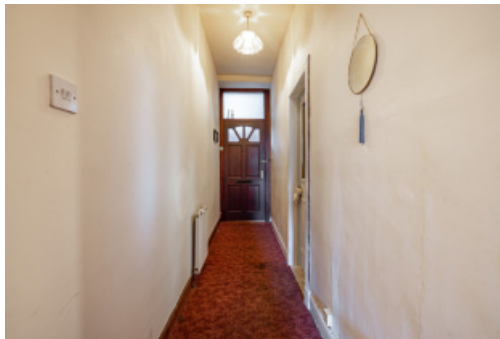
**Home Report Value:**

£90,000.00

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)





**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

**Hawick Call 01450 372336**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: hawick@cullenkilshaw.com

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  
Langholm, Tel 013873 80482

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.