

**Hawick**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 23A Lothian Street, Hawick,

TD9 9HD

**Offers In The Region Of: £55,000**



**\*Now £5,000 Below Home Report Value\***

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TD9 9HD

Offers In The Region Of: £55,000

### Description:

Set just back from the town centre of Hawick, 23a Lothian Street is a well presented two-bedroom, ground floor apartment. Offered for sale in good order, although the new buyer may look to update the property over time, the accommodation is compact but comfortable. Internally consisting of a lounge, galley kitchen, shower room and two bedrooms, the property would be perfectly suited to the first-time buyer or rental investor. Externally, the dwelling benefits from a shared rear garden that is easily maintainable, comprising of both hard and soft landscaping as well as boasting an abundance of on street parking at the front. In addition, 23a Lothian Street offers a wealth of storage within the communal cellar which has been sectioned to allow each property equal space. Viewings come highly recommended.

### Investment Potential:

For those looking to begin or expand a rental portfolio 23a Lothian Street would be an ideal investment. With a projected monthly income of £425.00 per month the property offers a gross rental yield of 8.5% per annum.

### 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.

### 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:

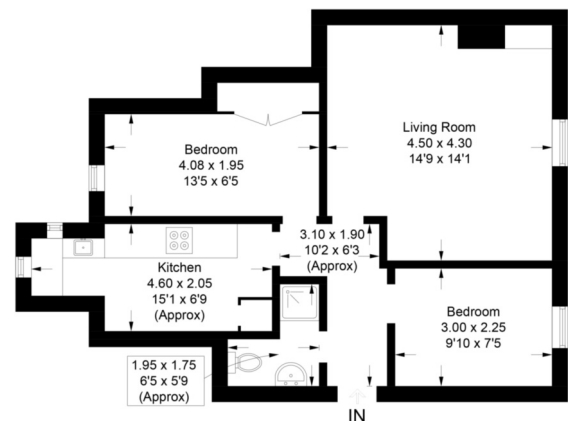
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### Offers:

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.



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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.

Full members of:

