

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1/1 Weensland Road, Hawick,

TD9 9NW

Offers In The Region Of: £60,000



Now £5,000 Below Home Report Valuation
Within walking distance to all local amenities, travel links and leisure activities, 1-1 Weensland Road is brought to the market in a most convenient area of Hawick. Viewings come highly recommended.



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TD9 9NW

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Internal Accommodation:
Entrance hallway, lounge, kitchen, bathroom and two bedrooms

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.

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

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:

Within walking distance to all local amenities, travel links and leisure activities, 1-1 Weensland Road is brought to the market in a most convenient area of Hawick. Decorated in neutral tones throughout, the property offers walk-in accommodation for the new buyer, although some redecoration and upgrading will be required throughout. Ideal for the first time buyer, young family or rental investor, 1-1 Weensland Road internally comprises of an entrance hallway, lounge, kitchen, new bathroom and two bedrooms as well as a wealth of storage facilities. Externally, the dwelling offers a low maintenance shared garden area as well as ample on-street parking. Viewings come highly recommended.

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.