

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8C Roxburghe Drive, Hawick,

TD9 7QP

OIRO: 85,000



Now £5,000 Below Home Report Valuation

8C Roxburghe Drive, a comfortably proportioned two-bedroom first-floor flat is being presented to the market in move in condition within the Stirches area of Hawick. Located within immediate access to Stirches Primary School as well as being within close proximity to local travel links and amenities, this property would be ideal for the small family and/or first time buyer



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Internal Accommodation:

Entrance hallway, lounge, dining kitchen, bathroom with shower over bath and two double bedrooms.

External Accommodation:

Private, enclosed garden to the front comprising of both hard and soft landscaping. On-street parking is also available in abundance within the cul-de-sac.



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:

8C Roxburghe Drive, a comfortably proportioned two-bedroom first-floor flat is being presented to the market in move in condition within the Stirches area of Hawick. Located within immediate access to Stirches Primary School as well as being within close proximity to local travel links and amenities, this property would be ideal for the small family and/or first time buyer. Decorated in neutral tones throughout, 8C Roxburghe Drive not only offers spacious living accommodation but also two generously proportioned double bedrooms, both with fantastic storage facilities. Externally, the property benefits from a private, enclosed garden area that currently comprises of a mix of both soft and hard landscaping as well as an abundance of on-street parking available to the rear, within the cul-de-sac of Crailing Court. Viewings come highly recommended.

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:

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

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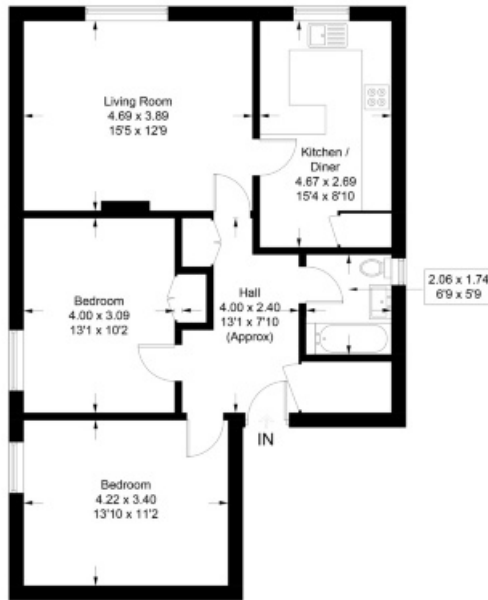
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8C Roxburghe Drive, Hawick

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. #onplan@ukkench.com © (1998746)

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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.