

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10/1 Green Terrace, Hawick,

TD9 0JG

Offers Over £100,000



Set in an established, well-maintained residential area, 10-1 Green Terrace, Hawick is brought to the market in move in condition and would ideally suit the first time buyer and/or family. Sporting three double bedrooms and sprawling accommodation over two floors, viewings are considered essential to fully appreciate.



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Ground Floor:

Entrance hallway, lounge, dining kitchen, shower room, master bedroom with extensive built-in storage and a further double bedroom also benefiting from built-in storage.

Lower Ground Floor:

Utility space / snug, bedroom three with built in storage

External Accommodation:

The property enjoys a shared communal garden to the rear as well as an abundance of on-street parking facilities.



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:

Set in an established, well-maintained residential area, 10-1 Green Terrace, Hawick is brought to the market in move in condition and would ideally suit the first time buyer and/or family. Built in 1900, the property is comfortably proportioned throughout, extending to an impressive 104 sq. m., and has undergone renovation and modernisation over the years to provide the current layout of accommodation. Neutrally decorated throughout, the ground floor comprises of an entrance hallway, lounge, dining kitchen, new shower room and two double bedrooms – both sporting fantastic storage facilities as well as a further snug / utility space and third double bedroom on the lower ground floor. This space allows accommodation for larger families as well as markets to those that require a home office space or additional, superior storage. Externally, 10-1 Green Terrace offers a shared garden to the rear as well as an abundance of on street parking while also affording the buyer with the convenience of all local amenities, travel links, schools and parks on its doorstep. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings and light fittings. It should be noted that no curtains or rugs are to be included within the sale.

Services:

Mains gas, electricity, water and drainage.

EPC:

E

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:

£100,000.00



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10/1 Green Terrace

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft

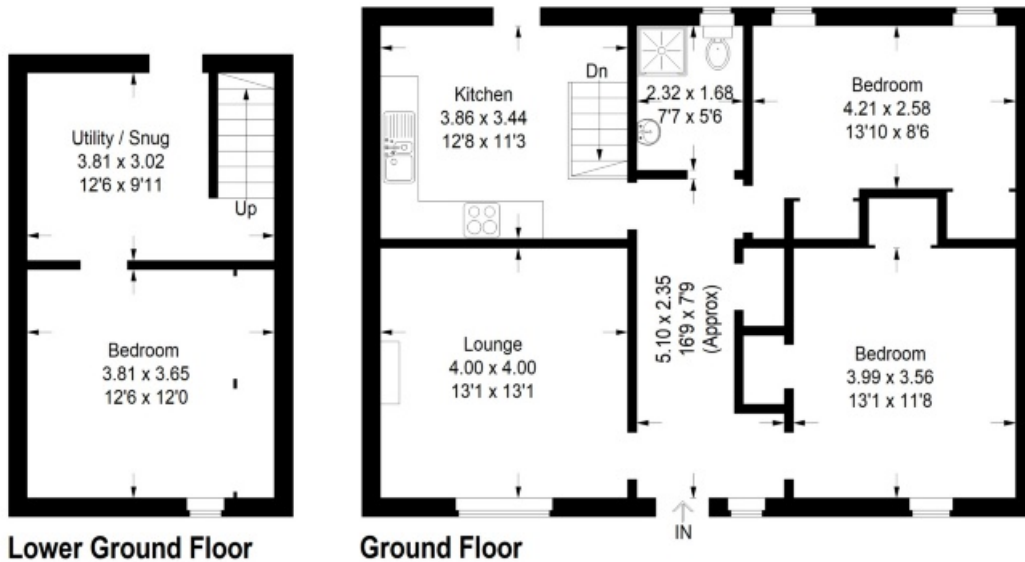


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 918825)

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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
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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.