

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 McLaren Court, Hawick,

TD9 8HN

OIRO £45,000



£5,000 Below Home Report Valuation

25 McLaren Court is a well-proportioned, two-bedroom first floor apartment brought to the market in a well-established area of Hawick. Sporting a long and successful rental history, the property would be perfectly suited to a rental investor seeking to expand their current portfolio as there is a long-term tenant in situ - affording the buyer with the benefit of immediate income upon completion. Viewings are considered essential to fully appreciate.

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TD9 8HN

OIRO £45,000

Description:

25 McLaren Court is a well-proportioned, two-bedroom first floor apartment brought to the market in a well-established area of Hawick. Sporting a long and successful rental history, the property would be perfectly suited to a rental investor seeking to expand their current portfolio as there is currently a long-term tenant in situ, which may afford the buyer with the benefit of immediate income upon completion – although it should be noted that she is actively seeking larger accommodation at this time. Neutrally decorated throughout and boasting high quality fixtures and fittings, 25 McLaren Court would also be a turnkey home for the first-time buyer. In addition, the property is surrounded by well maintained, communal garden grounds as well as sporting an abundance of on-street parking and being within close proximity to local travel links and all local amenities. Viewings are considered essential to fully appreciate.

Internal Accommodation:

Entrance hallway, lounge with balcony, dining kitchen, family bathroom and two double bedrooms - both sporting built-in storage.



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.

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.

Fixtures and Fittings:

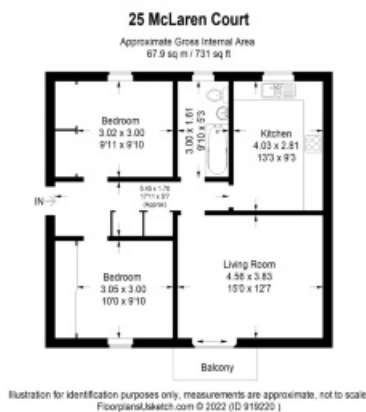
The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

B



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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:

