

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1B Gladstone Street, Hawick,

TD9 0HX

**Offers In The Region Of: £83,000**



\*Now £7,000 Below Home Report Valuation\*

Adorned with period features, 1B Gladstone Street is a unique, two-bedroom top floor apartment brought to the market in a well-established residential area of Hawick. Benefiting from extensive storage facilities available throughout, as well as the generously proportioned room sizes - viewings are considered essential to fully appreciate.



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TD9 0HX

**Offers In The Region Of: £83,000**

#### Internal Accommodation:

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

#### External Accommodation:

An enclosed, shared drying area is available to the rear of the property as well as an abundance of on-street parking to the front.

#### Investment Potential:

For those looking to begin, or expand a rental portfolio 1B Gladstone Street has a long and successful letting history. With a projected rental income of £475.00 the property offers a gross rental yield of 6.33% 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.

**Description:**

Adorned with period features, 1B Gladstone Street is a unique, two-bedroom top floor apartment brought to the market in a well-established residential area of Hawick. Built circa 1900, the property is full of character and extends to a spacious 88 sq. m. internally. Decorated in neutral tones, 1B Gladstone Street is presented in an overall move-in condition while still affording the buyer the opportunity to add their stamp while providing them the scope to meet long term family or working from home needs, if so required. Located within convenient close proximity to Drumlanrig St Cuthberts Primary School and Hawick High School, as well as all local amenities and travel links, this home would be fantastic for the first-time buyer, small family or rental investor. Further benefits include the extensive storage facilities available throughout, as well as the generously proportioned room sizes. 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.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

D

**Viewings:**

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

**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.

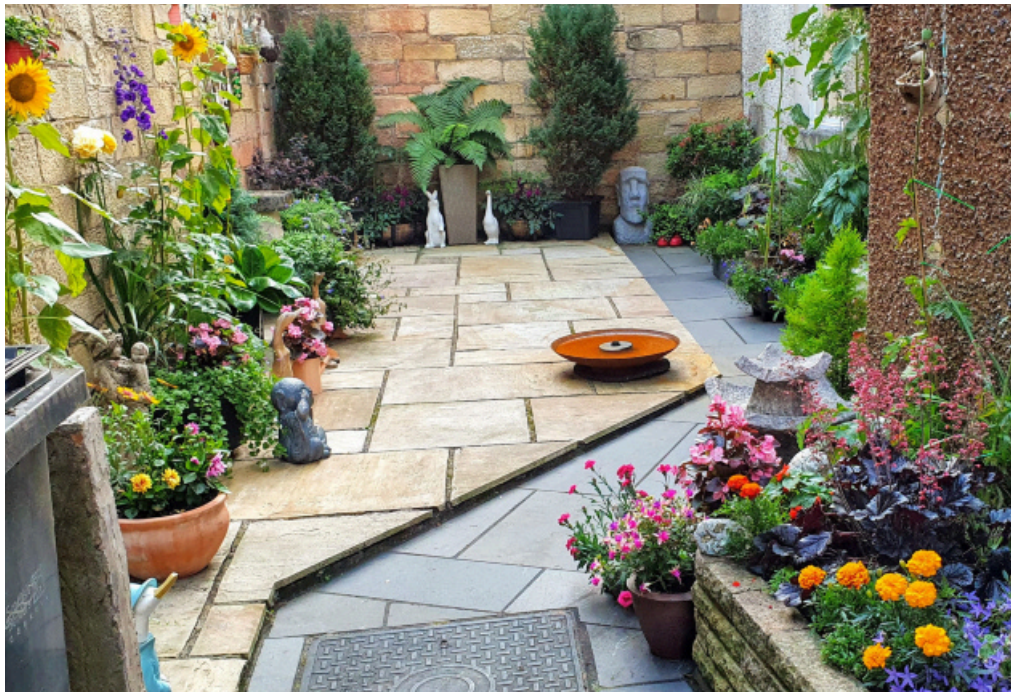
**Home Report Value:**

£90,000.00

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### 1B Gladstone Street, Hawick

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

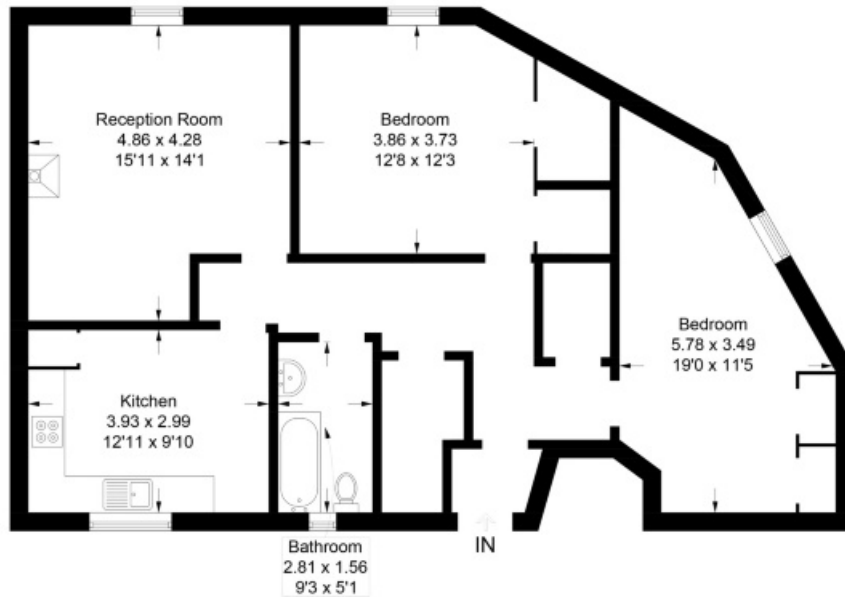


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID821379)

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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  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482

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.