

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10-1 Teviot Crescent, Hawick

TD9 9RE

Offers In The Region Of: £45,000



Now £25,000 Below Home Report Valuation

With easy access to Hawick town centre, 10-1 Teviot Crescent is a well-presented ground floor apartment set within an established residential area. Boasting spacious living accommodation as well as two generously proportioned double bedrooms, this property would be ideal for the first-time buyer, rental investor or those looking to downsize/relocate to ground level accommodation. Viewings are considered essential to fully appreciate.



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TD9 9RE

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Internal Accommodation:
Entrance hallway, lounge, kitchen, bathroom with shower over bath and two double bedrooms.

External Accommodation:
A shared patio area is located to the rear of the property with on-street parking located to the front.



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:

With easy access to Hawick town centre, 10-1 Teviot Crescent is a well-presented ground floor apartment set within an established residential area. Boasting spacious living accommodation as well as two generously proportioned double bedrooms, this property would be ideal for the first-time buyer, rental investor or those looking to downsize/relocate to ground level accommodation. Built in approximately 1900 and extending to 60 sq.m. or thereby, 10-1 Teviot Crescent is decorated in neutral tones and is in an overall move-in condition - although the new owner may look to update and modernise in order to add their own stamp. Externally, the dwelling has access to a shared patio drying area at the rear as well as an abundance of on-street parking to the front. In addition, 10-1 Teviot Crescent is within close proximity to all local amenities and travel links, affording the buyer with a level of convenience. 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

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:

£70,000.00

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Approximate Gross Internal Area = 59.3 sq m / 638 sq ft

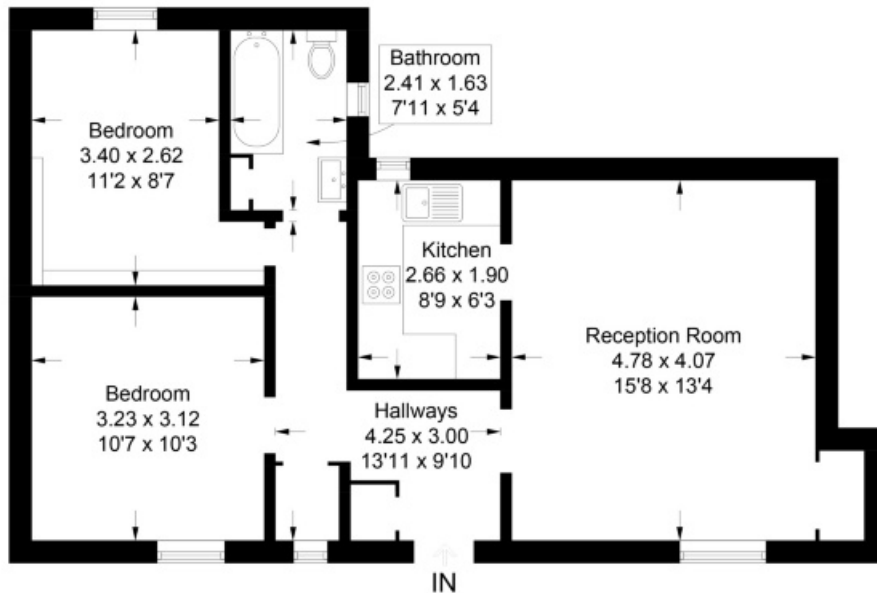


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D921618)

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Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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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.