

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1A Gladstone Street, Hawick,

TD9 0HX

OIRO £95,000



£10,000 below home report value The perfect balance between subtle rustic and modern styling can be found within this beautifully presented three-bedroom first floor apartment, located within the heart of Hawick, just a stones throw away from the town centre and all local amenities. Ideal for the first time buyer, family or rental investor, viewings come highly recommended on this move-in ready family home.



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Internal Accommodation

Entrance vestibule, hallway, lounge, dining kitchen, family bathroom, two double bedrooms and one further single bedroom / home office space.

External Accommodation

A shared rear patio, fully enclosed and perfect for alfresco dining. Ample on street parking facilities on both Gladstone Street and Loan as well as close proximity to all local amenities.



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:

The perfect balance between subtle rustic and modern styling can be found within this beautifully presented three-bedroom first floor apartment, located within the heart of Hawick, just a stones throw away from the town centre and all local amenities. 1a Gladstone Street is brought to the market in an ideal, move in condition and would be perfectly suited to the small family, those looking to downsize or those in need of central, accessible accommodation. The internal space is bright and airy, benefitting from a large lounge, dining kitchen, two double bedrooms, both boasting built-in storage and elevated views over the town, a modern bathroom and one further single bedroom which would also work well as a home office. The shared external space is well maintained and mostly comprises of patio – the perfect space for alfresco dining. Viewings come highly recommended 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:

C

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:

£105,000.00



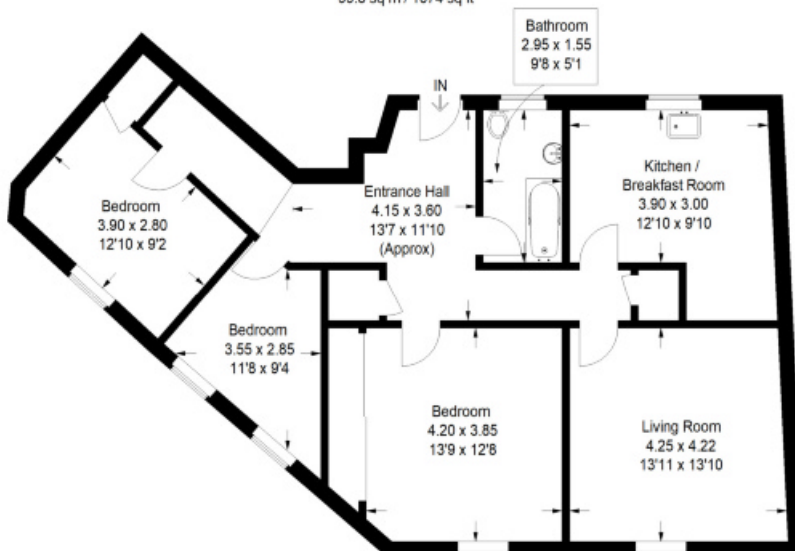
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1A Gladstone Street, Hawick

Approximate Gross Internal Area
99.8 sq m / 1074 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2023 (ID 929566)

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

Also At:
Galashiels, Tel 01896 758 311
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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.