

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5A Loan, Hawick, TD9 0AU

OIRO: £72,500



£7,500 Below HR Value

Having been recently renovated throughout, 5a Loan is a truly turnkey investment opportunity for the first time buyer, small family or rental investor. Enjoying a central location with an ease of access to a variety of local amenities as well as both primary and secondary schools, viewings are considered essential to fully appreciate.



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Description:

Having been recently renovated throughout, 5a Loan is a truly turnkey investment opportunity for the first time buyer, small family or rental investor. Neutrally decorated and enjoying modern fixtures and fitting, the property is deceptively spacious, comprising of an entrance porch, open plan living room, kitchen and dining area, family shower room, principal double bedroom, a further single bedroom/office and offers a surprising level of storage to the new owner. Overall, the property is presented in impeccable order and benefits from a central location with an ease of access to a variety of local amenities as well as both primary and secondary schools, viewings are therefore considered essential to fully appreciate.

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.

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:

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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.

