

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1a Lanton Place, Hawick,

TD9 7QL

OIRO £90,000



Set within a quiet, sought after cul-de-sac within the Stirches area of Hawick, 1a Lanton Place is a very well presented three bedroom apartment. Ideal for the first time buyer, small family or rental investor, viewings are considered essential to fully appreciate.



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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:

Extending to an approximate 74 sq.m, the property offers spacious accommodation and currently consists of an entrance hallway, lounge, well appointed kitchen, modern shower room, two generously proportioned double bedrooms and a further small double bedroom that is currently utilised as an office space. Externally, the property benefits from a large, shared drying area to the rear as well as an area of garden to the front as well as being located close to local schooling and travel links. It should be noted that the area of garden to the front is not owned by the property but private use has been allowed by the local authority. Ideally suited to the first time buyer, small family or rental investor, viewings are considered essential.

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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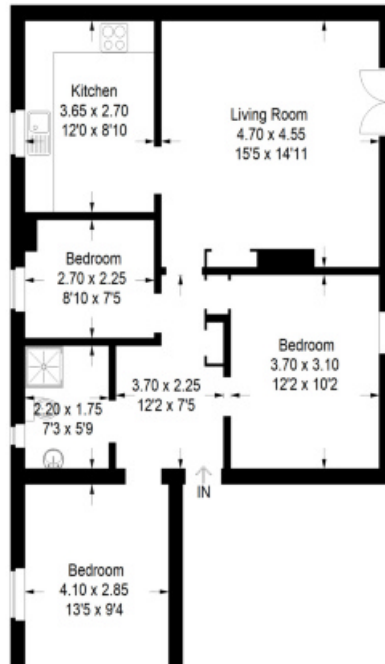
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Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



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31/35 High Street,
Hawick, TD9 9BU
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
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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.