

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 15/3 O'Connell Street, Hawick

TD9 9HT

**Guide Price £55,000**



Conveniently located just off the High Street, this is a well-proportioned first floor flat in a popular area. The bright property is presented in immaculate order throughout and boasts a modern kitchen and shower room, gas central heating and double glazing. Of particular note is the surprisingly large fitted kitchen with utility area and large cellar. Ideal as a first time buy or potential rental investment. Viewing is highly recommended to fully appreciate.





# 15/3 O'Connell Street, Hawick

TD9 9HT

**Guide Price £55,000**

Communal Entrance  
Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Gas Central Heating  
Double Glazing

Shared Rear Garden  
Large Cellar  
On-Street Parking  
Permit Holders Car Park





### Location

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 Waverley 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, light fittings, kitchen fittings and shower room fittings. The sofa and black unit in the lounge can also be included in the sale, if required, at no additional cost.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Parking

Directly opposite the property is a Scottish Borders Council car park. Permits are available for residents for £26 per year.



Interested in this property?  
**Hawick**  
Call 01450 372336

31/35 High Street,  
Hawick, TD9 9BU  
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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  
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



**15/3 OConnell Street, Hawick, TD9 9HT**

Approximate Gross Internal Area = 45.7 sq m / 492 sq ft

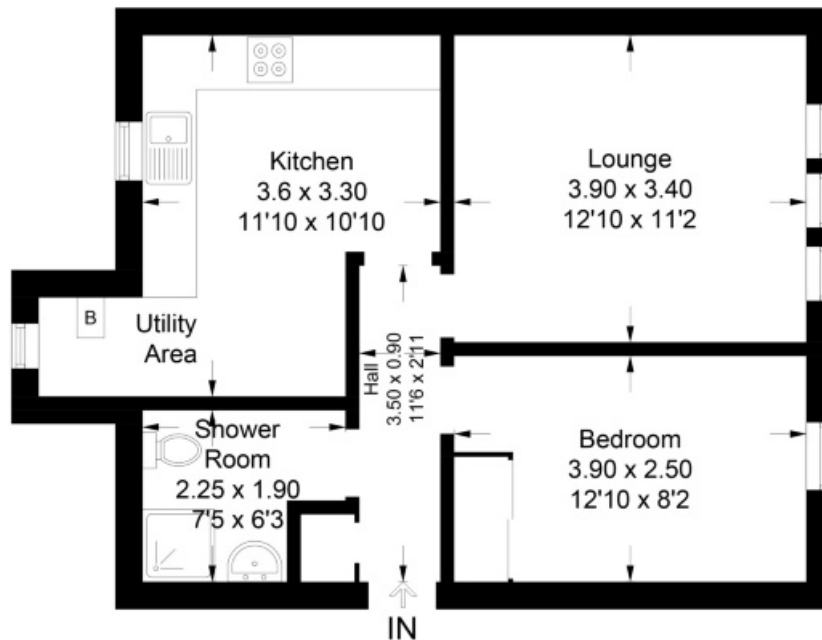


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954956)

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.