

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**72/2 Princes Street,  
Hawick,**  
TD9 7EG

**OIRO £85,000**



In an elevated position and offering stunning views over the town and surrounding countryside, 72/2 Princes Street is a charming and spacious two bedroom first floor apartment within the centre of Hawick. Ideally suited to a first time buyer, couple, small family, or those looking to downsize and move closer to the town centre, viewings are considered essential.



# 72/2 Princes Street, Hawick,

TD9 7EG

OIRO £85,000



**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 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:**

Internally the property boasts a versatile layout which currently consists of a hallway, lounge, dining room/home office, well-appointed kitchen, modern shower room, master bedroom and one further single bedroom which has scope to be developed into a larger double room.

Externally, 72/2 Princes Street sports a well proportioned garden which is made up of a mix of seating and grassed areas as well as additional external storage facilities. The property also benefits from lying within the catchment areas for both primary and secondary education as well as being only a few moments walk from the town center and all local amenities.

**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.

**Home Report Value:**

£90,000.00

**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.

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## 72/2 Princes Street, Hawick

Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

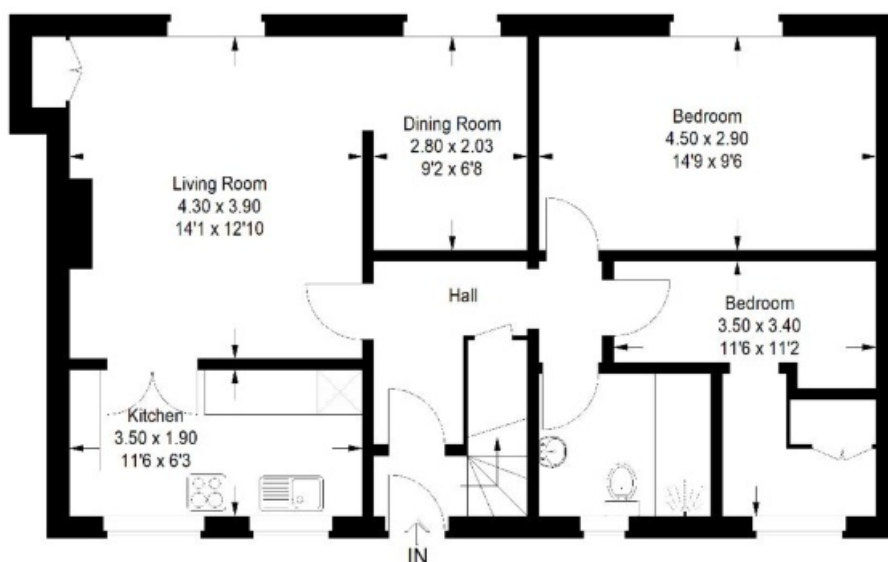


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Interested in this property?

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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:

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
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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.