

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7a Langlands Road,
Hawick, TD9 7EF

OIRO £125,000



Presented in impeccable order throughout, 7a Langlands Road is brought to the market in a truly turnkey condition. Located within short waking distance to the town centre and all local amenities, the property offers spacious living accommodation throughout, extending to an approximate 82sqm. Built in 1900, 7a Langlands Road has been modernised to the highest of standards and would ideally suit a first time buyer, family, investor or those looking for ground floor accommodation.



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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:

Decorated in neutral tones throughout, 7a Langlands Road sports a successful holiday letting history although it would also lend itself to being a wonderful family home. Internally consisting of an entrance hallway, lounge, dining kitchen, a very generously proportioned master bedroom, two further double bedrooms and family bathroom the bright and spacious accommodation would also allow for working from home capability.

Externally, the property offers private garden grounds to the front and rear that are mostly laid with patio and planted beds - these compact areas provide the perfect, easily maintainable gardens. In addition, on-street parking is available on both Langlands Road and Princes Street. Viewings are considered essential to fully appreciate.

Fixtures & 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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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:

£125,000.00



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