

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10-5 Earl Street

Hawick, TD9 9PZ

OIRO £55,000



Presented to the market in good decorative order, 10-5 Earl Street is a lovely second floor flat, located a short walk from the town centre and all local amenities. Ideally suited to the first time buyer or rental investor, the property benefits from gas central heating and double-glazing throughout with a good energy efficiency reading of C75. Viewings come highly recommended.

10-5 Earl Street

Hawick, TD9 9PZ

OIRO £55,000

Description

Presented to the market in good decorative order, 10-5 Earl Street is a lovely second floor flat, located a short walk from the town centre and all local amenities. Well-appointed throughout, the internal accommodation comprises of an entrance hallway, lounge, kitchen, shower room, master bedroom and a boxroom/study. Ideally suited to the first time buyer or rental investor, the property benefits from gas central heating and double-glazing throughout with a good energy efficiency reading of C75. Externally the apartment offers shared ownership of the rear garden/drying area, which is very well maintained and currently laid with stone ships for the most part. Additional benefits include the abundance of on street parking and access to the shared wash-house to the rear. Viewings come highly recommended.

Home Report Value
£55,000.00



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.

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.

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



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

