

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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18/3 Bourtree Place

Hawick, TD9 9HL

OIRO £75,000



£2,500 Below HR Valuation

Set within the heart of Hawick, 18-3 Bourtree Place is an attractive first floor, three-bedroom apartment offering spacious accommodation and an abundance of timeless character features. Boasting high ceilings and generously proportioned double bedrooms, this property would be ideal for the first time buyer or rental investor.



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OIRO £75,000



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 consisting of an entrance hallway, lounge, galley kitchen, utility room / office, family bathroom and three double bedrooms, one of which is currently used as a second lounge, 18-3 Bourtree Place provides a versatile layout and really allows the new owner to add their own stamp to this beautiful home. Decorated in neutral tones throughout, and although in need of some modernisation, the property is presented in a move-in condition. Externally, 18-3 Bourtree Place shares a rear patio courtyard as well as a brick built external store and ample on-street parking facilities. Viewings are considered essential.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Please note the kitchen appliances are not in working condition.

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:

£80,000.00

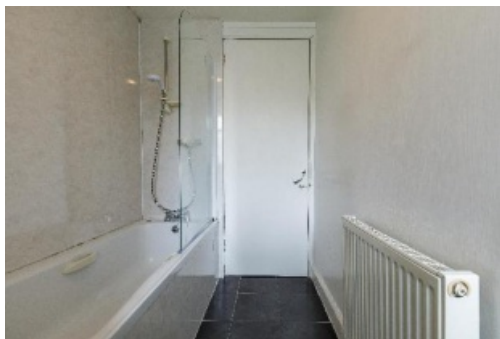
Offers:

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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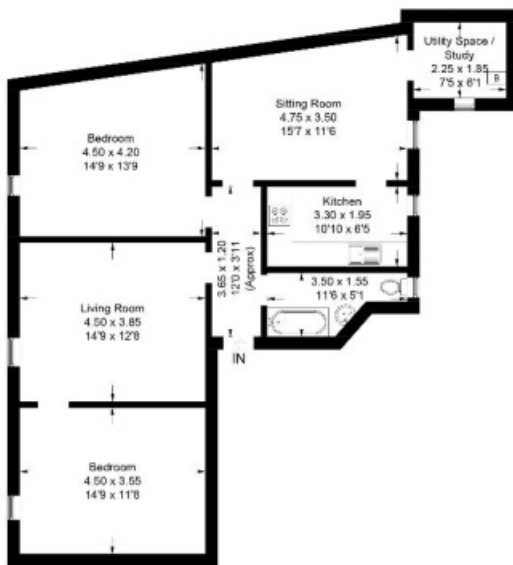
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18-3 Bourtree Place, Hawick

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID983555)

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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
Annan, Tel 01461 202 866/867

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.