

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11-2 Ettrick Terrace

Hawick, TD9 9LJ

OIRO £75,000



£5,000 Below Home Report Value

Situated within the sought after Terraces area of Hawick, 11-2 Ettrick Terrace is a lovely two-bedroom maisonette brought to the market in good condition throughout. Having recently undergone some renovation, the property now offers a newly fitted dining kitchen as well as further quality fixtures and fittings throughout. Decorated in neutral tones, 11-2 Ettrick Terrace would be the ideal purchase for the first time buyer or investor.



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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

Construed approximately 125 years ago, the property boast spacious accommodation throughout and internally consists of an entrance hallway, lounge, dining kitchen, shower room and a single bedroom / study on the first floor. Moving to the upper floor, the property offers a generously proportioned double bedroom with built-in storage facilities and stunning elevated views over the town and surrounding countryside. Externally, 11-2 Ettrick Terrace enjoys private, off-street parking by way of the large driveway, as well as two external stores (one of which is shared) and a decked seating area. Although in need of some minor cosmetic work throughout, viewings are considered essential to fully appreciate this home.

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

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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

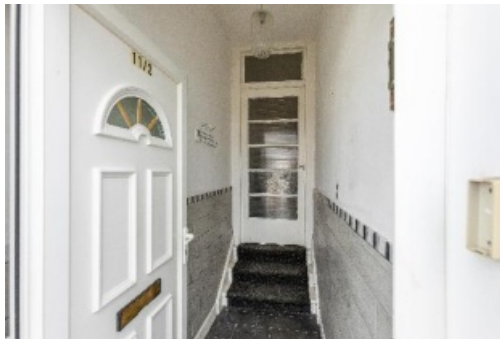
Offers

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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11/2 Etrick Terrace

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (01956)16

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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:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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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.