

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 72A High Street, Hawick, TD9 9HR

**OIRO £85,000**



Impeccably presented throughout 72A High Street is a beautiful addition to the sales market. Boasting a versatile layout, this property is a very comfortably proportioned two bedroom apartment, although it is currently utilised as a one bedroom with separate lounge and kitchen diner. Ideal for the first time buyer, small family or those in need of level accommodation, 72A High Street offers an abundance of attractive features, inclusive of the modern fixtures and fittings and close proximity to all local amenities. Viewings are highly recommended.



# 72A High Street,

Hawick, TD9 9HR

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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

Spanning over 64sqm, the property resides in a recessed position on Hawick High Street and offers a fantastic level of accommodation to the new owner. Decorated in neutral tones throughout, 72 High Street is offered to the market in turnkey condition, currently consists of an open plan dining kitchen, lounge, master bedroom and shower room. However, the dining kitchen has previously been utilised as an open plan kitchen living room which affords the owner with a second, double bedroom. Externally, there is a shared courtyard as well as the benefit of external storage within the privately owned former coal-shed.

### 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

£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 High Street, Hawick**

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft

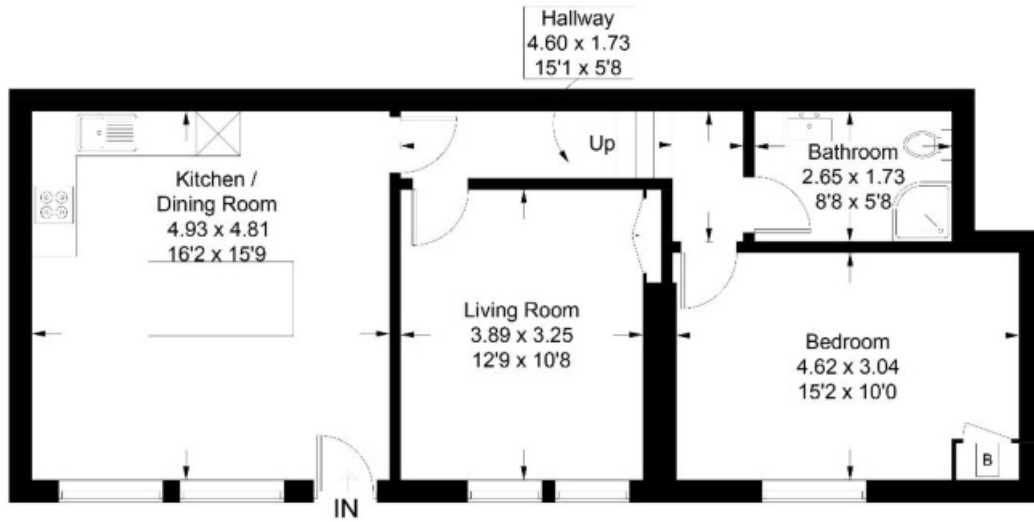


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID691572)

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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
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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.