

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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61 Oliver Park, Hawick, TD9 9PN

OIRO £85,000



Constructed approximately 70 years ago, 61 Oliver Park is a well-maintained, ground floor quarter house within an established residential area, amongst similar types of property. Ideally suited to the first time buyer, rental investor, or those looking for a spacious apartment with direct accessibility to local amenities and travel links. Viewings are considered essential to fully appreciate.



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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.

Description

Neutrally decorated, the apartment boasts generous internal accommodation and currently consists of an entrance hallway, lounge, dining kitchen, two large double bedrooms, family shower room and a wealth of internal storage throughout. Externally, 61 Oliver Park sports private, well maintained garden grounds to the front and rear as well as access to an abundance of on-street parking. Although the property is presented in very good order, there is still an opportunity for the buyer to add their own stamp and really make this a long-term family 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.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

EPC

D

Home Report Value

£85,000.00

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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61 Oliver Park, Hawick

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft

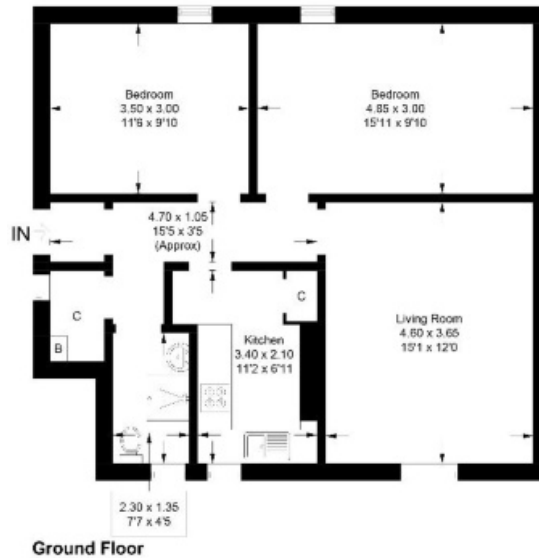


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansMarket.com © (2019/2020)

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31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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
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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.