

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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65 Longcroft Crescent, Hawick, TD9 0BW

OIRO £85,000



65 Longcroft Crescent brings a wonderful opportunity to the first time buyer, small family or those looking to downsize. Located within the sought after 'West End' of Hawick, this two bedroom upper quarter house is perfectly situated for those seeking a quiet residential environment while being a short walk from the town centre and all local amenities.



**65 Longcroft
Crescent,**

Hawick, TD9 0BW

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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:

Internally consisting of an entrance hallway, lounge with adjoining kitchen, shower room and two generously proportioned double bedrooms with built in storage, 65 Longcroft Crescent offers modern fixtures and fittings throughout and is presented to the market in move in condition. The property also benefits from double glazing throughout as well as a combi-boiler providing heating and hot water. Externally, the property boasts a well-maintained private garden to the side that is mostly laid to lawn as well as a secure external store. Parking is available in abundance on-street. Viewings are considered essential to fully appreciate.

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

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:

£85,000

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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65 Longcroft Crescent

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

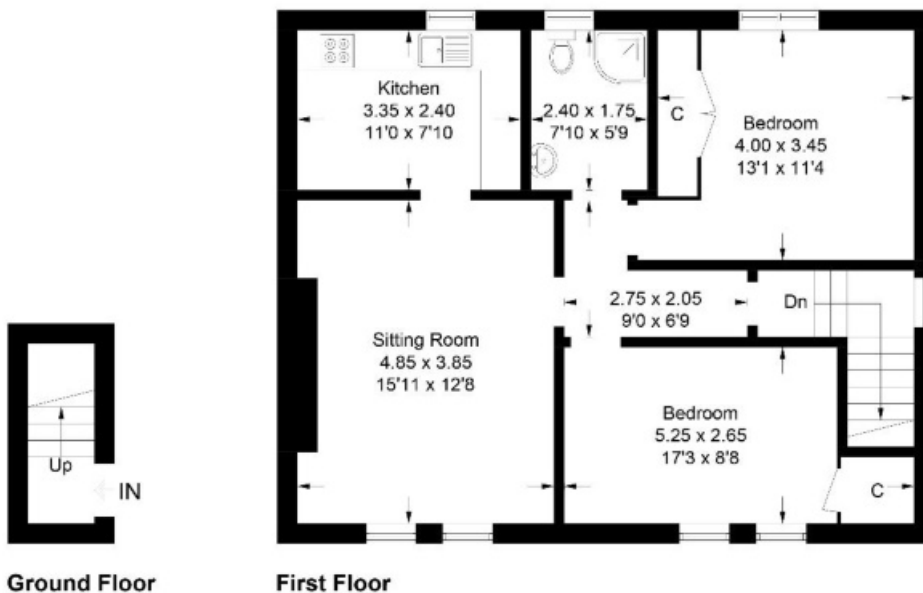


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID998062)

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Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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.