

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5B Crailing Court, Hawick, TD9 7QD

**OIRO £95,000**



Early viewing comes highly recommended on 5B Crailing Court – a well-presented, three bedroom upper apartment set within the Stirches area of Hawick. Decorated in neutral tones throughout, the property offers modern fixtures and fittings while being well positioned for families, as it is within short walking distance to Stirches Primary School with Hawick High School being an approximate 15 minute walk distant.



# 5B Crailing Court,

Hawick, TD9 7QD

OIRO £95,000



**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 comprising of an entrance hallway, lounge, dining kitchen, family bathroom, master double bedroom and two further small double bedrooms, this property offers move in accommodation while allowing the buyer to add their own stamp through time – if they so wish. Externally, 5B Crailing Court has shared ownership of a very well presented garden to the side that has been landscaped to provide a peaceful outdoor space that requires little to no maintenance – perfect for those with a busy lifestyle. Ideal for the family, first time buyer, those needing a versatile property that would allow for working from home or those looking for a manageable property in a quiet area, viewings are considered essential.

**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:**

TBC

**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:**

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

Also At:

Galashiels,	Tel 01896 758 311
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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.