

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4A Princes Street,
Hawick, TD9 7AY

OIRO £90,000



Arranged over the second and attic floors of a three storey and attic block, 4a Princes Street is a deceptively spacious three-bedroom maisonette. Located within close proximity to all local amenities as well as fantastic travel links, the property would ideally suit the larger family, rental investor or those looking to move into the area.



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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:

Internally consisting of an entrance hallway, lounge, kitchen, utility room, study, double bedroom and family shower room on the living floor with two further double bedrooms on the upper level. Presented in move in condition, the property lends itself to those seeking a property that they can live in while adding their own stamp over time. Additionally, the internal layout provides a wealth of storage throughout as well as a versatility within the floor plan that should suit a variety of buyers, inclusive of those in need of working from home capability. Externally, 4A Princes Street offers a well maintained shared garden to the rear that is mostly laid to lawn and is accessed via the communal stairwell. 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:

E

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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4A Princes Street

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft

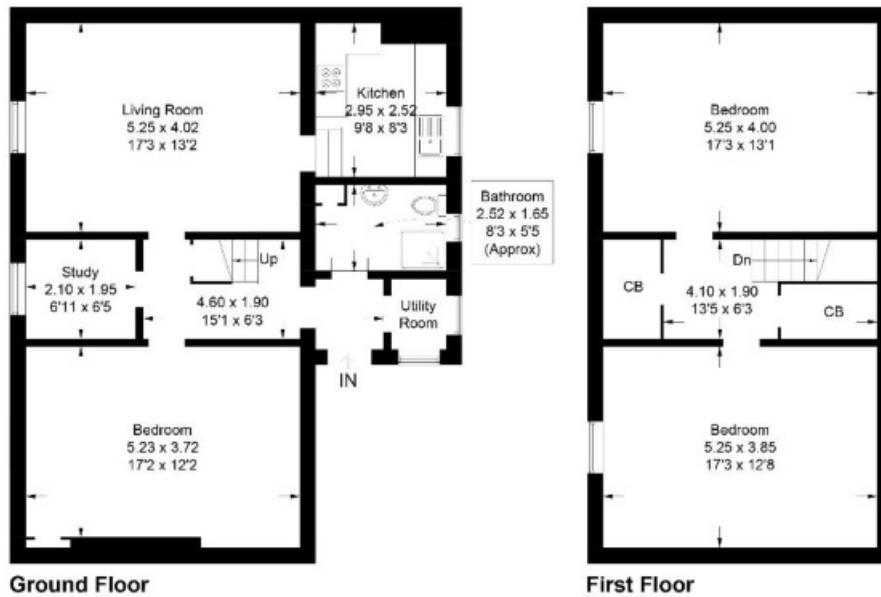


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1002861)

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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:

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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.