

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**5/2 Union Street,**  
Hawick, TD9 9LF

**OIRO 85,000**



Displaying attractive features, inclusive of high ceilings and a wealth of internal storage, 5-2 Union Street is brought to the market in good condition throughout. Extending to an approximate 99sqm, the property boasts 3 bedrooms – two of which are very well proportioned double rooms – and would be perfectly suited to the family or investor. Viewing are considered essential to fully appreciate.



# 5/2 Union Street, Hawick, TD9 9LF

OIRO 85,000



**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:**

Constructed circa 1890, 5-2 Union Street is located on the first floor of a block of three apartments and offers wonderful internal accommodation consisting of an entrance hallway, lounge, dining kitchen, shower room, utility room and three bedrooms. Externally, the property enjoys shared ownership of the rear courtyard that has been maintained to a high standard and offers the ideal enclosed space for alfresco dining, lounging in the sun or a safe area for the family. Additionally, the property is located within close proximity to the town centre, local amenities and travel links.

**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:**

£85,000.00

**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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### 5/2 Union Street

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1027255)

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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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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.