

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1-1 Dovemount Place, Hawick, TD9 8AZ

OIRO £100,000



Incredibly spacious throughout, and benefiting from an extensive degree of natural light, 1-1 Dovemount Place is the ideal purchase for the first time buyer or small family. A stones throw away from town centre and all local amenities, the property offers a hard found level of convenience. Viewings are considered essential to fully appreciate.



1-1 Dovemount Place,

Hawick, TD9 8AZ

OIRO £100,000



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:

Presented in impeccable order, the former Station Hotel, Grade C listed apartment enjoys modern fixtures and fittings throughout and affords the buyer with a truly turnkey investment. Entered via a secure carpeted entry way, 1-1 Dovemount Place consists of an entrance hallway, living room with double aspect windows, dining kitchen, family bathroom, an owners suite inclusive of principle bedroom and adjoining shower room as well as two further bedrooms. Extending to an impressive 94sqm, and exuding period features and charm, the property would also lend itself to an AirB&B or rental investor. 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:

D

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:

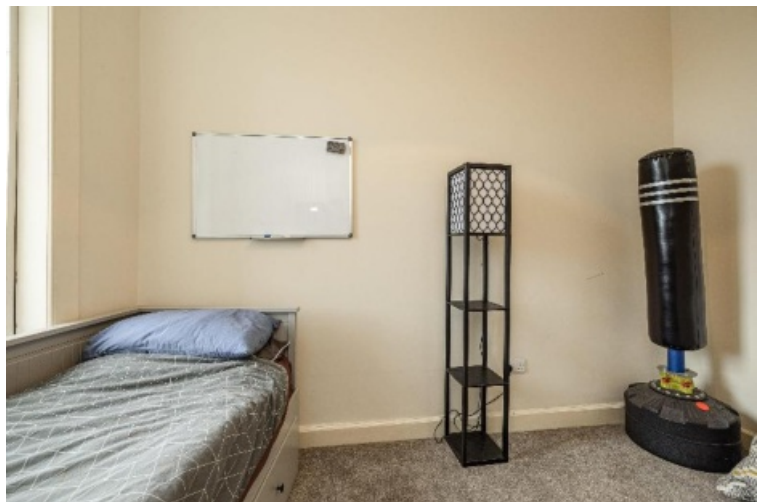
£100,000.00

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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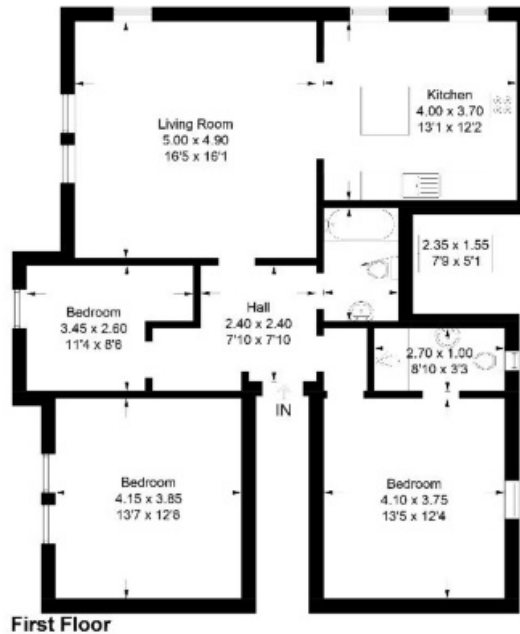
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1/1 Dovemount Place

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate. NOT TO SCALE. floorplans.scotland.com © 2016/2017

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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
Annan,	Tel 01461 202 866/867

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.