

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9F Anderson Place, Hawick, TD9 7LA

**OIRO £65,000**



\*£5,000 Below Home Report Valuation\* Ideal for the first-time buyer, small family or rental investor, 9F Anderson Place is a well presented, two-bedroom top floor apartment within a highly sought-after area of Hawick. Internally comprising an entrance hallway, lounge with adjoining kitchen, two double bedrooms and family bathroom, the space extends to a comfortable 69sqm. Offered in move in condition, while still allowing plenty of scope for the buyer to modernise should they wish, the property enjoys spacious accommodation as well as a wealth of storage throughout. Externally, 9F Anderson Place benefits from plentiful on-street parking facilities, use of a shared drying green and close proximity to play parks and schooling facilities. Viewings are considered essential.



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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.

### Investment Potential

For those looking to begin or expand a rental portfolio 9F Anderson Place has a long and successful letting history. With a projected monthly income of £450.00 to £475.00 per month the property offers a gross rental yield of 8.14% per annum.

### 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

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### Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.



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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.

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