

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9/1 Duke Street

Hawick, TD9 9PY

OIRO £65,000



£5,000 Below HR Valuation Occupying the ground floor of a three storey residential building, 9-1 Duke Street is a very well presented two-bedroom apartment conveniently placed within close proximity to the town centre and all local amenities. Decorated in neutral tones and offering modern fixtures and fittings throughout, this would be the ideal purchase for the first time buyer, rental investor or those in need of ground floor accommodation.



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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 comprising an entrance hallway, lounge, kitchen, principal bedroom, single bedroom and family bathroom, 9-1 Duke Street enjoys comfortably proportioned accommodation throughout and offers a turnkey condition to the new buyer. Externally, the apartment benefits from an enclosed, shared garden to the rear with a small decked area as well as an abundance of on-street parking to the front. 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. Washing machine, blinds and fridge freezer to be included within the sale.

Services:

Mains gas, electricity, water and drainage. The external cupboard pertaining to the property also benefits from electricity.

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.

Home Report Value:

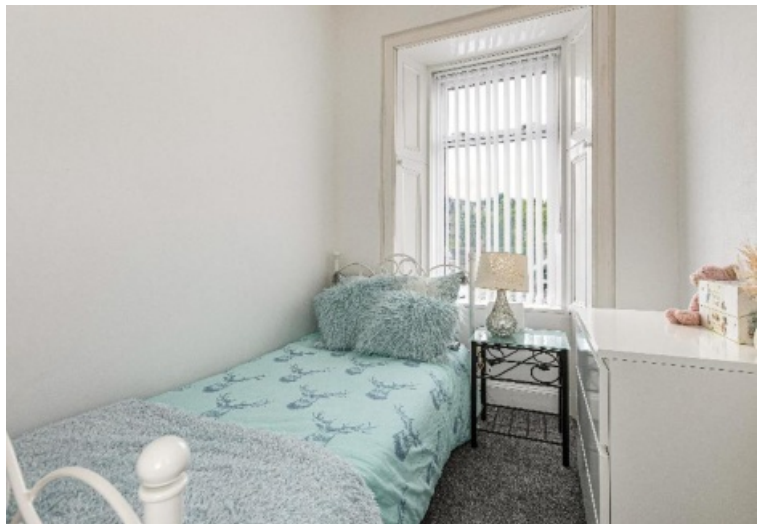
£70,000.00

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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Approximate Gross Internal Area
55.5 sq m / 597 sq ft

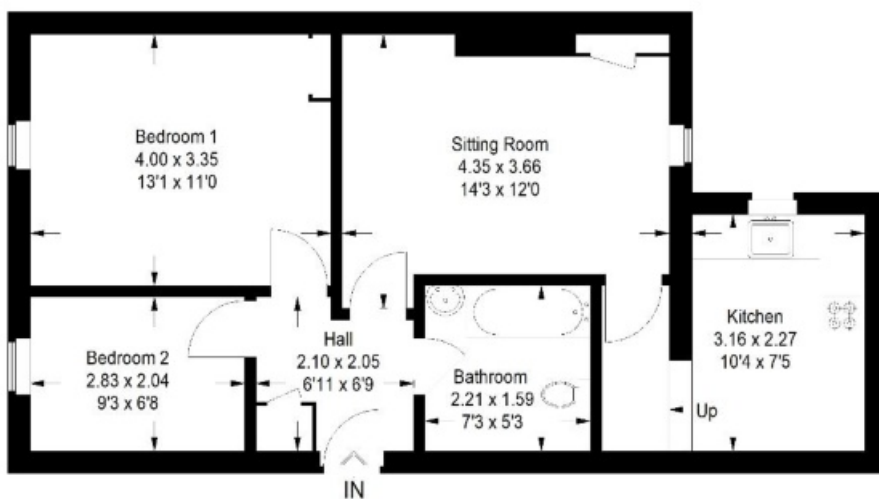


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087563)

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31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
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: | |
| 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.