

Hawick

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**18-1 Oliver
Crescent,**
Hawick, TD9 9BQ

OIRO £75,000



Benefiting from an abundance of period features, 18-1 Oliver Crescent is brought to the market within the town centre of Hawick. Located on the ground floor, the two-bedroom apartment is presented in beautiful order, extending to a comfortable 61sqm and offers move in accommodation to the new buyer. Viewings are considered essential to fully appreciate.



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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 Waverley 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:

Ideally suiting the first time buyer, rental investor or those looking to downsize, 18-1 Oliver Crescent offers very well-proportioned accommodation that internally comprises an entrance hallway, lounge, galley kitchen, principal double bedroom, a second small double bedroom and family shower room. Externally, the property benefits from an abundance of storage facilities within the communal stairwell as well as within the common outhouse to the rear. In addition, 18-1 Oliver Crescent is graced with a very well maintained shared garden, mostly laid to lawn and patio and offering a fantastic area for the new buyer to enjoy.

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:

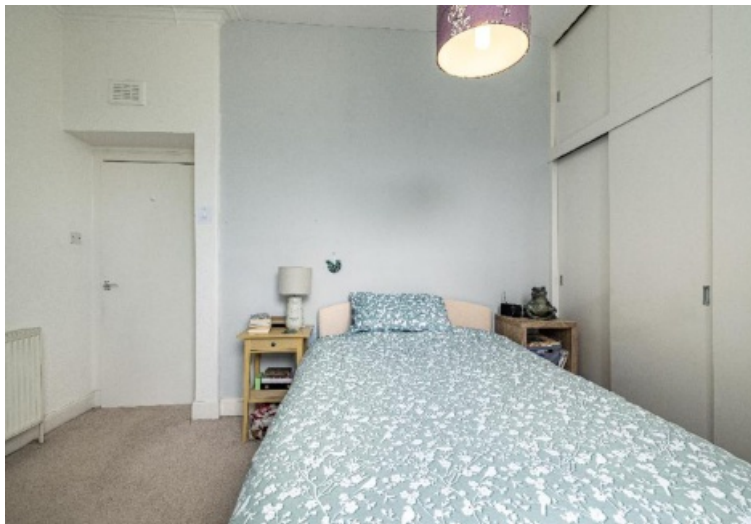
£75,000.00

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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18-1, Oliver Crescent, Hawick, TD9 9BQ

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft

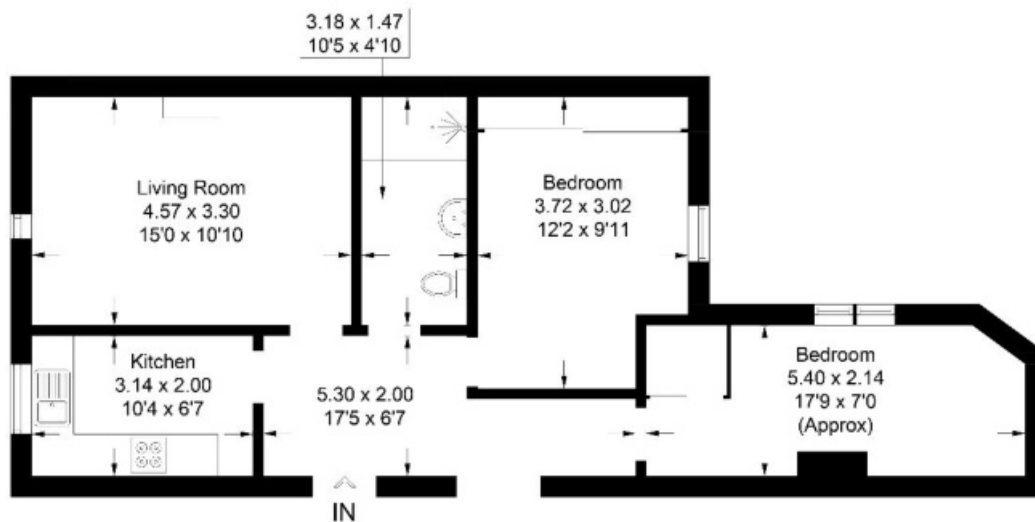


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.sketch.com © (ID1097511)

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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.