

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Robertson Place, Hawick, TD9 0DB

OIRO £105,000



Situated within the popular 'West End' area of Hawick, 17 Robertson Place presents a fantastic opportunity to the first time buyer or small family. Presented in move in condition, yet allowing a buyer to add their own stamp through time, the two bedroom end-terraced home offers comfortable living accommodation, extending to an approximate 72 sqm as well as well-maintained garden grounds to the front, side and rear. 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 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:

Decorated in neutral tones throughout, 17 Robertson Place enjoys an elevated position, affording the home with beautiful views over the town and surrounding countryside, while remaining within close proximity to education facilities and all local amenities. Constructed approximately 50 years ago, the home enjoys split-level accommodation, internally comprising an entrance hallway, lounge with multi-aspect windows, kitchen, two double bedrooms and a family shower room. Externally, 17 Robertson Place offers fully enclosed garden grounds that have mostly been laid to lawn with some patio areas in addition to an abundance of on-street parking facilities within the immediate vicinity.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains electricity, water and drainage.

EPC:

E

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:

£105,000.00

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 = 72.3 sq m / 778 sq ft
(Excluding External Store)

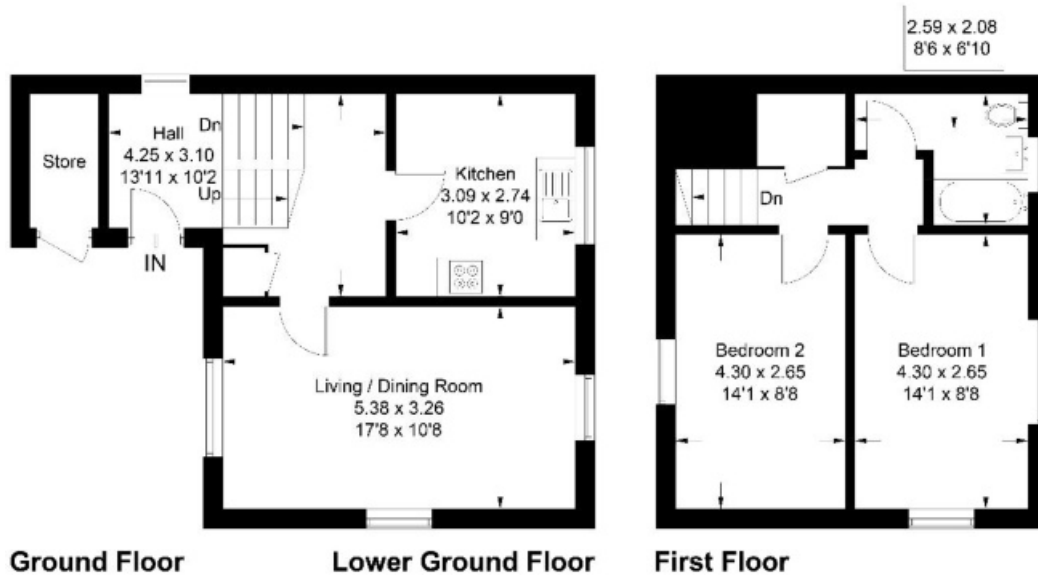


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (101099164)

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31/35 High Street,
Hawick, TD9 9BU
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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.