

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Carnarvon Street, Hawick, TD9 7EB

OIRO £150,000



Adorned with an abundance of period style charm, 6 Carnarvon Street presents an exciting addition to the sales market of Hawick. Located within a highly sought after and rarely available residential area of the town, the property enjoys generously proportioned accommodation throughout while allowing scope for the buyer to add their own stamp, should they wish. Ideally suited to the family or first time buyer, the three bedroom terraced home required to be viewed to be fully appreciated.



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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:

Set within a private residential area, the ground elevation of the home comprises an entrance hallway, living room, galley kitchen, pantry, WC and a further living room with adjoining study / the third bedroom. Moving to the upper elevation, 6 Carnarvon Street offers two well-proportioned double bedrooms, both benefiting from built-in storage facilities as well as the family shower room. The current configuration and level of the accommodation offers a versatile space to the buyer, whilst allowing some scope for further development, should the relevant planning permissions be sought and granted. Externally 6 Carnarvon Street enjoys mature, maintainable garden grounds to the front that are bounded by fencing as well as a further area of patio to the rear.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage. Gas supply to both fireplaces.

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:

£150,000.00

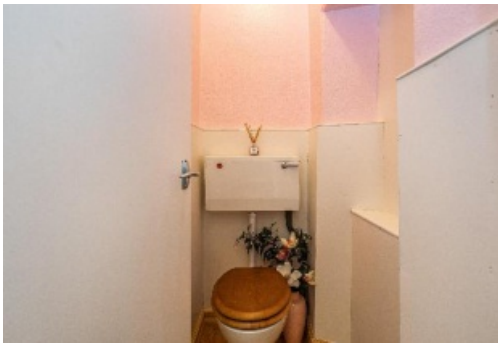
Offers:

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 = 108.2 sq m / 1165 sq ft

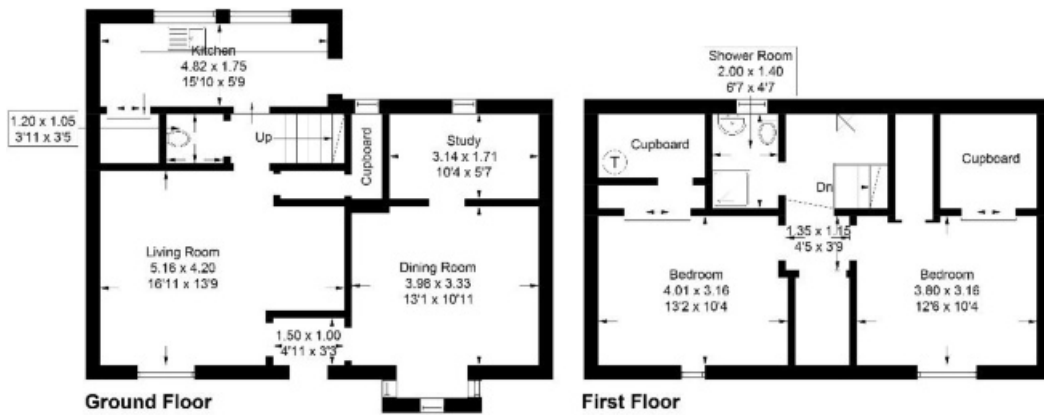


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 1096603)

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Hawick, TD9 9BU
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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.