

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7a Howegate,
Hawick, TD9 0AA

OIRO £80,000



The perfect balance between subtle rustic and modern styling can be found within this beautifully presented two-bedroom maisonette, located within the heart of Hawick, just a stones throw away from the town centre and all local amenities. Beautifully presented throughout, 7a Howegate, constructed in approximately 1832 and extending to a spacious 74sqm, offers immaculate accommodation to the buyer, and would ideally suit the first time buyer, small family or those looking to downsize.



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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:

Accessed from its own, on-street front door, 7a Howegate internally comprises an entrance hallway, open plan lounge and dining room, modern kitchen and plentiful storage space on the first floor. Moving to the upper floor, the property offers a principal, double bedroom, a smaller second bedroom and the family bathroom. Providing move in condition to the new buyer, the home has been decorated in bold yet welcoming tones and offers a warm, homely aesthetic. Externally, 7a Howegate enjoys plentiful on-street parking facilities as well as a shared patio drying area. 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.

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:

£80,000.00

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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7A Howegate, Hawick

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107371)

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Opening Hours:
 Monday to Friday: 9.00am to 5.00pm
 Saturday: 9.00am to 12.00 noon

Also At:

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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.