

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14A North Bridge Street

Hawick, TD9 9QW

OIRO: £90,000



We are delighted to bring to the market this impeccably presented two bedroom apartment located a stones throw from the town centre and all local amenities. The current proprietor has extensively renovated the apartment during their period of ownership and the property now boasts modern fixtures and fittings, which are complimented by the retained period features including high ceilings and ornate corncicing. 14A North Bridge Street should appeal to a wide audience including the first time buyer, small family or those seeking a downsizing opportunity.



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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

14A North Bridge Street occupies the first floor of a purpose built block and extends to a comfortable 65m² internally. The well proportioned accommodation comprises of the entrance hallway, living room with adjoining fitted kitchen, master bedroom, second bedroom and family bathroom. The property is tastefully decorated in neutral tones and has the benefit of good storage facilities throughout. Externally, the property has the benefit of a decked balcony accessed via a french door in the living room, as well as use of the well maintained communal garden to the rear. Viewings are considered essential in order to fully appreciate all which this property has to offer.

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.

Home Report Value

£90,000

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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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14A North Bridge Street, Hawick, TD9 9QW

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft

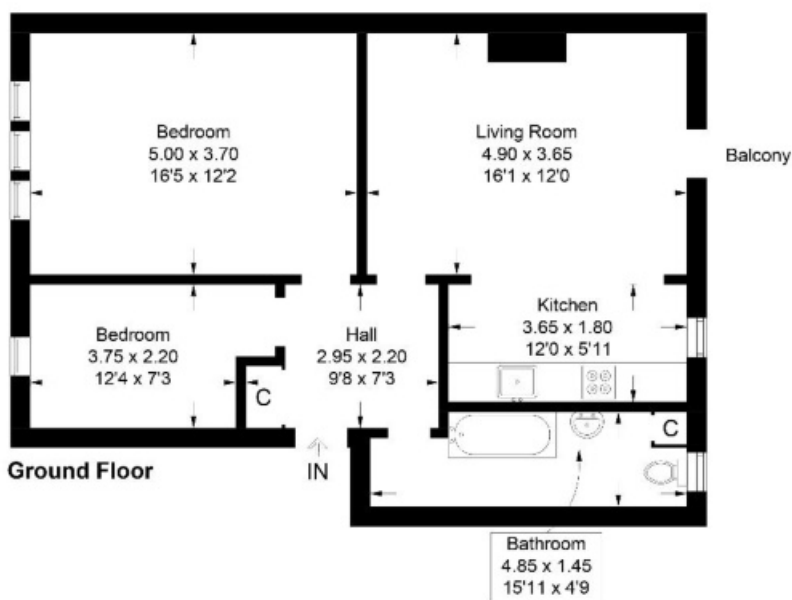


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1115961)

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Interested in this property?

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Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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.