

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 14/1 Croft Road, Hawick, TD9 9RD

**OIRO £80,000**



Impeccably presented throughout 14-1 Croft Road is a beautiful addition to the sales market. Boasting a bright and spacious layout, this property is a very comfortably proportioned two-bedroom apartment which has recently undergone a full renovation. Ideal for the first time buyer, small family or those in need of level accommodation, 14-1 Croft Road offers an abundance of attractive features, inclusive of the modern fixtures and fittings and close proximity to all local amenities. Extending to an approximate 64sqm, the property resides within short walking distance to Hawick High Street and offers a fantastic level of accommodation to the new owner. Decorated in neutral tones throughout, 14-1 Croft Road is offered to the market in turnkey condition, currently consisting of a lounge, kitchen, master bedroom, second bedroom / study and family bathroom. Viewings are highly recommended.



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### Situation

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.

### 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

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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.



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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.

Full members of:

