

Hawick

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3-1 Oliver Place, Hawick, TD9 9BG



Brought to the market is 3-1 Oliver Crescent, a deceptively spacious three-bedroom maisonette, built approximately 120 years ago and extending to an impressive 119m<sup>2</sup>. Although in need of some cosmetic upgrading throughout, 3-1 Oliver Place offers a huge deal of potential to the buyer and could be renovated to provide a most stunning, long-term family home. Occupying the top and attic floors of a central tenement block, comprising a mix of residential and commercial units, the property is steeped in character and charm.





# 3-1 Oliver Place,

Hawick, TD9 9BG





**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, the property benefits from bright and spacious accommodation, stunning period features including the high ceilings and ornate cornicings and internally consists of an entrance hallway, lounge with adjoining dining room, dining kitchen and shower room on the living level. Moving upward, 3-1 Oliver Place comprises a landing, family bathroom and three double bedrooms on the attic floor. Perfectly suited to a family, first time buyer, rental investor or those looking to relocate to a more convenient location. Viewings come highly recommended in order 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:**

D

**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:**

£100,000.00

**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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### 3/1 Oliver Place, Hawick, TD9 9BG

Approximate Gross Internal Area = 119.7 sq m / 1285 sq ft

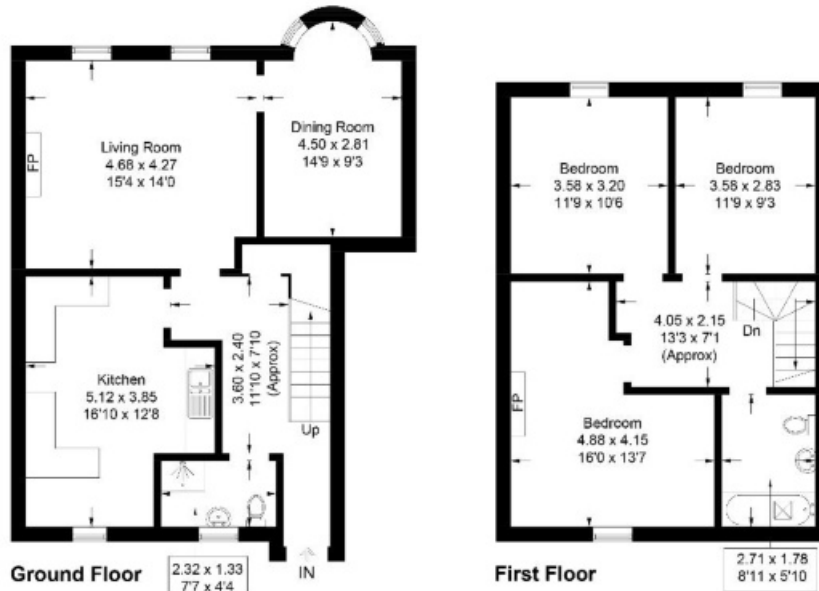


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1140809)

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Hawick, TD9 9BU  
Phone: 01450 372336  
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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.