

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Portfolio of 3 Investment Properties

Hawick, TD9 8HW



A fantastic opportunity has presented itself for the purchaser to acquire three properties to add to an existing buy-to-let portfolio. Each unit is in need of a degree of cosmetic upgrading, which once completed, if the properties were let at the market rent this would represent a very successful gross rental yield of 15%. The current owner would consider the sale of each unit on an individual basis if the buyer so wished.



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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

6 & 7 Beattie court are very well proportioned two bedroom apartments forming part of a purpose built tenement within an established residential area of Hawick. Decorated in neutral tones and offering a wealth of internal storage, these properties would be suitable for the small family or single occupant. 15/2 Lothian Street is a ground floor one bedroom apartment with main door access and is located a stones throw from the town centre and all local amenities.

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.

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.

Rental Potential

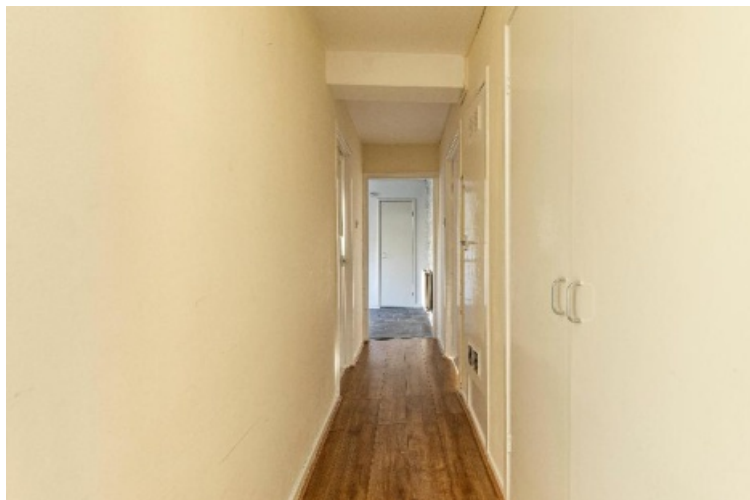
6 Beattie Court - £475 PCM

7 Beattie Court - £475 PCM

15/2 Lothian Street - £395 PCM

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Hawick, TD9 9BU
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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.