



Geo. & Jas. Oliver W.S.

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4/1 EARL STREET, HAWICK TD9 9PZ
TWO BEDROOMS, GROUND FLOOR FLAT

EPC RATING: C
OFFERS IN THE REGION OF £67,500

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This is a well presented ground floor flat which enjoys a convenient location and is within easy reach of Morrisons, the town centre and Teviotdale Leisure Centre. This is an ideal first time buy or for someone looking to downsize. It has the benefit of gas central heating, double glazing and a well kept shared drying green to the rear. There is ample storage throughout the property including an outhouse. The kitchen is large enough to accommodate a small dining table, there are two double bedrooms and a well appointed bathroom with a separate shower cubicle. There is ample on street parking to the front.

VIEWING IS HIGHLY RECOMMENDED

HALL

The main door to the flat is accessed via the shared close. The hall has a large storage cupboard and an overhead cupboard which houses the electric meter. Radiator. Laminate flooring.

SITTING ROOM 4.27m x 4.48m

This bright and spacious living room has a window to the front with wooden panelling and an alcove to fit a free standing electric fire. There is a broad beam as an over mantel and tiling to the hearth. Display alcove with cupboard below housing the gas meter. There is brackets above the mantel for a wall hung TV. Radiators.

BEDROOM ONE 2.90m x 3.06m

This spacious double bedroom is set to the front and has the benefit of built in wardrobes with overhead storage. Radiator.

KITCHEN 4.24m x 3.11m

The kitchen has been fitted with an excellent range of floor and wall mounted units, with tiling to splash back, providing plenty storage and worktop space. The wall mounted gas fired combination boiler is located behind the units. Integrated dishwasher and gas hob with electric oven below and extractor fan above. Window to rear with one and a half bowl stainless steel sink set below. The kitchen is large enough to accommodate a small dining table. Wall mounted shelves. The washing machine and fridge freezer are included in the sale. Vinyl flooring. Radiators.

BATHROOM 1.65m x 3.55m

Fitted with a white suite of WC, wash hand basin and bath. Tiling to dado height around the splash backs and the remaining walls. Fully tiled shower cubicle with Mira Sport shower. Frosted window to rear. Radiator. Wall mounted towel rail. Vinyl flooring.

BEDROOM TWO 1.95m x 4.94m

This is also a good sized double bedroom. Window to the rear with radiator below.

OUTSIDE

There is an outhouse which provides good storage space. The drying green at the rear is shared and has been well kept. Ample on street parking to the front.

EPC RATING:C

COUNCIL TAX BAND:A

FIXTURES AND FITTINGS

The sale shall include any carpets, curtains, blinds, light and bathroom fittings.

SERVICES

Mains water, drains, gas & electricity. Gas central heating. Double glazing.

ENTRY

By mutual negotiation.

Offers in the region of £67,500 are invited and should be submitted in Scottish Legal form to GEO & JAS OLIVER, W.S., 13 High Street, Hawick. TD9 9DH. Telephone 01450 372791. Fax 01450 377654. Email solicitors@gandjoliver.co.uk. Prospective purchasers are advised to have their interest noted through their Solicitors as soon as possible, in order that they may be informed in the event of a closing date being set for the receipt of offers. The sellers are not bound to accept the highest or any offer and reserve the right to sell without imposing a closing date. The dimensions provided are taken by sonic device, approximate only and may include or exclude recesses intrusions and fitted furniture. Detailed measurements ought to be taken personally. Services and appliances have not been tested for efficiency and safety and no warranty is given for compliance with any regulations.

INTERNET WEBSITE

All our properties can be viewed at www.gandjoliver.co.uk as well as zoopla.co.uk, primelocation.com and propertywindow.com.

