17a Borthaugh Road is a bright and spacious ground floor flat in the popular West End of town. Located just a short distance from primary and secondary schooling, and the award-winning Wilton Lodge Park. The accommodation is well-proportioned and in good decorative order. Shared drying green at the front and a paved patio at the rear offering lovely views of the surrounding countryside. Would be well suited to first-time buyers, rental investors, or those looking for ground floor accommodation in a good location.
ROOM MEASUREMENTS

HALL 2.4M X 2.1M
LOUNGE 4.7M X 4.3M
DINING KITCHEN 4.0M X 2.9M
BEDROOM 1 3.7M X 3.1M
BEDROOM 2 4.0M X 2.8M
BATHROOM 2.1M X 1.7M

DOUBLE GLAZING OIL CENTRAL HEATING
PRIVATE REAR & SIDE GARDENS
AMPLE RESIDENTS PARKING
SHARED DRYING GREEN

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 Waverley 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.

For sat nav users, the postcode is TD9 0DA.

SERVICES
Mains electricity, water and drainage. Double glazing. Oil fired central heating.

FITTINGS AND FIXTURES
The sale shall include all carpets, floor coverings, any light and bathroom fittings.

VIEWING
Contact Selling Agents.

ENTRY
By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE RATING
E

SELLING AGENTS
CULLEN KILSHAW
Solicitors and Estate Agents
55 High Street
Hawick
TD9 9BP
Telephone: 01450 372336 Fax: 01450 377463
Email: hawick@cullenkilshaw.com
Website: www.cullenkilshaw.com

IMPORTANT
Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.