

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 37 High Street, Hawick

TD9 9BU

**Guide Price: £110,000.**



37 High Street is a beautifully presented top floor maisonette located in the heart of Hawick - the largest town in the Borders. Boasting four neutrally decorated double bedrooms, as well as a WC and bathroom the property would be perfectly suited to any family, first time buyer or for those looking to downsize and be a stone's throw away from all local amenities.



# 37 High Street, Hawick

TD9 9BU

**Guide Price: £110,000.**

Second Floor  
Hallway  
Lounge  
Kitchen  
Bedroom Four  
WC

Attic Floor  
Landing  
Master Bedroom  
Bedroom Two  
Bedroom Three  
Bathroom



**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.

**Description:**

37 High Street is a beautifully presented top floor maisonette located in the heart of Hawick - the largest town in the Borders. Boasting four neutrally decorated double bedrooms, as well as a WC and bathroom the property would be perfectly suited to any family, first time buyer or for those looking to downsize and be a stone's throw away from all local amenities. Sprawling over two floors, this property provides bright and spacious accommodation and sports quality, modern fixtures and fittings throughout as well as brand new flooring in the kitchen. Storage space is also offered throughout the property as well as two external store cupboards in the communal stairwell.

**Fixtures and Fittings:**

All floor coverings, curtains, kitchen fittings, bathroom fittings and light fittings to be included within the sale.

**Services:**

Mains water and drainage, gas and electric.

**EPC:**

E

**Viewings:**

Viewings come highly recommended to fully appreciated. To arrange a viewing please contact the selling agent, 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.

**Home Report Value:**

£110,000

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





Approximate Gross Internal Area = 105 sq m / 1130 sq ft



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

**Hawick Call 01450 372336**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

55 High Street,  
Hawick, TD9 9BP  
Phone: 01450 372336  
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

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.