

**Hawick**  
Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**13/2 Havelock Street,  
Hawick,**

TD9 7BA

**Guide Price £89,995**



**\*£15,000 UNDER HOME REPORT VALUE\*** 13/2 Havelock Street is a beautifully presented three bedroom apartment situated just a few moments walk from the town centre of Hawick. The property consists of a hallway, lounge, dining kitchen, bathroom, two double bedrooms and a box room/office space.



# 13/2 Havelock Street, Hawick,

TD9 7BA

**Guide Price £89,995**

Hallway, Lounge, Dining Kitchen, Bathroom, Bedroom One, Bedroom Two, Bedroom Three





**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:**

\*£15,000 UNDER HOME REPORT VALUE\* 13/2 Havelock Street is a beautifully presented three

bedroom apartment situated just a few moments walk from the town centre of Hawick. The property is

accessed from a secure close door and carpeted stairway that is only shared with one other dwelling,

overall consisting of a hallway, lounge, dining kitchen, bathroom, two double bedrooms and a box room/office space. Perfect for a small family, the dwelling is within

catchment areas for both primary and secondary education as well as being close to a children's

park/sports pitch and Hawick Leisure Centre. The property has neutral décor throughout and is in move in condition with bright and spacious rooms benefiting from it's South-West

facing position. Overall this property would be best suited to a small family, couple or rental investor. Viewings are highly recommended to fully appreciate and avoid disappointment.

**Fixtures and Fittings:**

The sale shall include all floor coverings and curtains, light fittings, kitchen fittings & bathroom fittings.

**Services:**

Mains water & drainage, gas and electricity.

**EPC:**

D

**Viewings:**

Strictly by appointment with Cullen Kilshaw.

**Local Authority:**

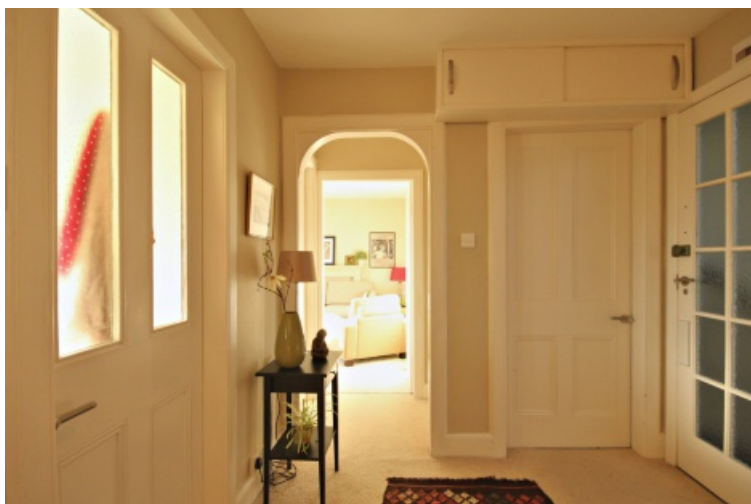
Scottish Borders Council

**Home Report Value:**

£105,000

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### 13/2 Havelock Street

Approximate Gross Internal Area = 86 sq m / 926 sq ft

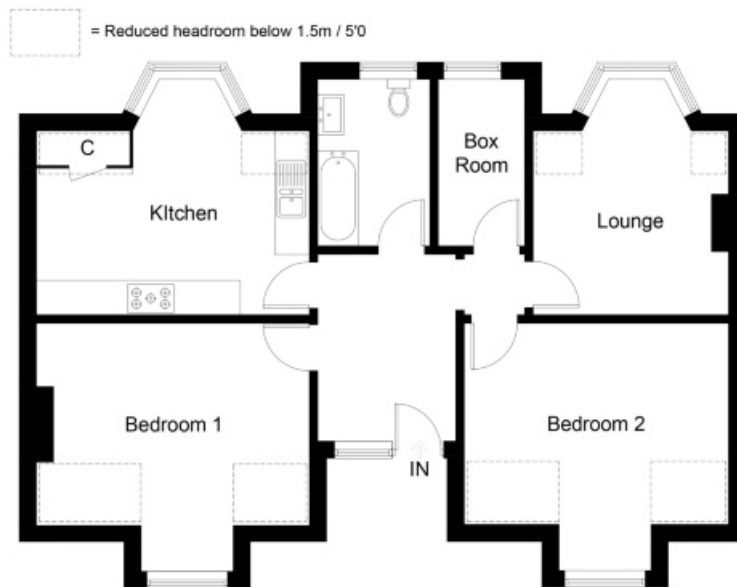


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/Usketch.com © (ID497034)

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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:

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