

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Union Street Hawick

TD9 9LF

Guide Price: £76,000



PRICE REDUCED 2 Union Street is a spacious first floor apartment with masses of potential to be a fantastic family home. Located centrally within the busy town of Hawick, the property benefits from being within short walking distance to all local amenities, ample parking facilities and access to a shared garden.

2 Union Street Hawick

TD9 9LF

Guide Price: £76,000

Interior

Entrance Vestibule 1.44 x 1.08m

Hallway 4.39 x 3.01m

Lounge 3.44 x 5.34m

Kitchen 4.06 x 4.01m

Master Bedroom 4.48 x 4.06m

Bedroom Two 3.45 x 4.1m

Bedroom Three 3.36 x 3.05m

Bathroom 2.28 x 3.05m

GCH

DG

Exterior

Shared garden

Parking available at Mart Street



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:

2 Union Street is a spacious first floor apartment with masses of potential to be a fantastic family home. Located centrally within the busy town of Hawick, the property benefits from being within short walking distance to all local amenities, ample parking facilities and access to a shared garden. The dwelling boasts neutral décor throughout as well as sizable rooms. Overall, 2 Union Street consists of an Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Bathroom, large Master Bedroom and two further Double Bedrooms. Best suited to a family, first time buyer or rental investor, we highly recommend early viewings to avoid any disappointment.

Fixtures and Fittings:

All floorcoverings, curtains, bathroom fittings, kitchen fittings and lighting fittings are included within the sale.

Services:

Mains water and drainage, Gas and Electricity.

EPC:

C

Viewings:

Strictly by appointment with Cullen Kilshaw.

Local Authority:

Scottish Borders Council.

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Hawick Call 01450 372336

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

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

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.

Full members of:

