

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7/1 Sandbed, Hawick, TD9 0HE

Guide Price: £80,000



7/1 Sandbed is an exceptionally spacious three bedroom flat located just above the local Post Office in the centre of Hawick. With neutral décor throughout the property is presented in 'move in' condition and would be perfectly suited for a first time buyer, rental investor or those looking to downsize and be within easy access to all travel links



7/1 Sandbed, Hawick,

TD9 0HE

Guide Price: £80,000

INTERNAL:

Hallway
Lounge
Kitchen / Diner
Bathroom
Master Bedroom
Bedroom Two
Bedroom Three

EXTERNAL:

On street parking



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:

7/1 Sandbed is an exceptionally spacious three bedroom flat located just above the local Post Office in the centre of Hawick. With neutral décor throughout the property is presented in 'move in' condition and would be perfectly suited for a first time buyer, rental investor or those looking to downsize and be within easy access to all travel links. Overall the accommodation consists of a large square hallway, lounge, kitchen, bathroom, and three double bedrooms and lies within the catchment areas for both primary and secondary education giving this property the potential to be a fantastic family home. This potential is increased when looking at the amount of storage available at the property both internally and externally with a large cupboard on the communal stairwell and the outdoor store in the courtyard which would be ideal for any bikes, bins, etc. As well as the above, the dwelling is only a few moments walk from the award winning Wilton Lodge Park, museum and newly renovated children's play park.

Fixtures and Fittings:

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

Services:

Mains water and drainage, gas and electricity.

EPC:

C

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.

Viewings:

Viewings come highly recommended in order to fully appreciate and avoid disappointment. To arrange an appointment to view please contact the Selling Agent, Cullen Kilshaw Hawick 01450 372336.

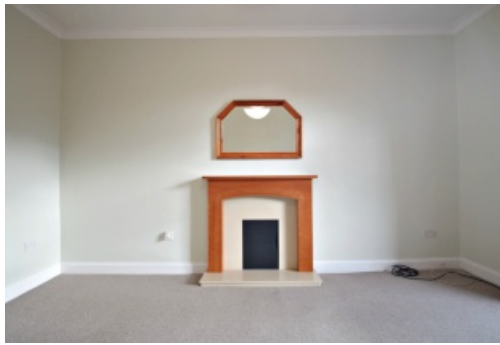
Home Report Value:

£80,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





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.