

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



12/1 Oliver Place Hawick

TD9 9BG

Guide Price: £90,000



12/1 Oliver Place is a first floor three bedroom corner flat in a grade 3 listed building. In a central location just off the High Street offering easy access to local facilities, supermarkets and both Primary and Secondary education. Viewing essential to fully appreciate.



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Hallway: 4.60M x 2.45M

Lounge: 5.48M x 4.55M

Dining Kitchen: 4.65M x 4.30M

Bedroom 1: 4.65M x 4.03M

Bedroom 2: 4.76M x 4.35M

Bedroom 3: 3.67M x 2.42M

Bathroom: 3.42M x 1.51M

Double Glazing

Gas Central Heating

External storage in basement



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 Edinburgh from 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:

12/1 Oliver Place is a first floor three bedroom corner flat in a grade 3 listed building within a popular residential area of Hawick. In a central location just off the High Street offering easy access to local facilities, supermarkets and both Primary and Secondary education. In move-in condition the property boasts bright and spacious rooms, is immaculately presented, decorated in neutral tones and benefits from an abundance of features, with quality, modern fixtures and fittings throughout. Overall the property consists of a hallway, lounge with triple aspect windows as well as working shutters, kitchen, bathroom, two large double bedrooms and a further single bedroom as well as plentiful storage space. Viewing essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, light fittings, bathroom fittings and cooker.

Services:

Mains gas, electricity, water and drainage

EPC:

C

Home Report Value:

£90,000.00

Local Authority:

Scottish Borders Council

Viewings:

Strictly by appointment through the Selling Agent. Telephone Cullen Kilshaw Hawick office 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.



Interested in this property?
Hawick
Call 01450 372336

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Fax: 01450 377463
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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



12/1 Oliver Place, Hawick

Approximate Gross Internal Area = 114.8 sq m / 1236 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID612654)

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.