

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10 Longbaulk Road Hawick

TD9 0BY

Offers Over £90,000



10 Longbaulk Road is a lovely two bedroom end-terraced house in the popular West End of Hawick, just a short walk from the town centre and all local amenities. The interior is bright and spacious, decorated in neutral tones and presented in excellent order throughout. Externally, the property has easily managed private gardens to both front and rear and also includes a garden shed. This property is in move-in condition and would make an ideal starter family home or rental investment. Early viewing recommended to avoid disappointment.



10 Longbault Road Hawick

TD9 0BY

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Ground Floor

Hallway: 1.80M x 1.25M

Lounge: 6.27M x 2.5M

Kitchen: 3.10M x 2.20M

First Floor

Bedroom 1: 3.75M x 2.70M

Bedroom 2: 3.68M x 3.10M

Shower Room: 2.30M x 2.00M

Attic

Double Glazing

Gas Central Heating

Gardens to front and rear

On-street parking



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:

10 Longbalk Road is a lovely two bedroom end-terraced house in the popular West End of Hawick, just a short walk from the town centre and all local amenities. Both Primary and Secondary schools are located nearby, as is the award-winning Wilton Lodge Park. The interior is bright and spacious, decorated in neutral tones and presented in excellent order throughout. Externally, the property has easily managed private gardens to both front and rear and also includes a garden shed. This property is in move-in condition and would make an ideal starter family home or rental investment. Early viewing recommended to avoid disappointment.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

D

Local Authority:

Scottish Borders Council

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:

To arrange a viewing please contact the selling agents, Cullen Kilshaw, Hawick on 01450 372336



Interested in this property?
Hawick
Call 01450 372336

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



10 Longbalk Road, Hawick

Approximate Gross Internal Area = 64 sq m / 689 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (16022677)

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.