

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**4 O'Connell Street,
Hawick,
TD9 9HT**

Guide Price: £95,000



Superb first and second floor four bedroom flat located just off the High Street providing easy access to all local facilities. Supermarkets, Primary and Secondary Schools, and the award-winning Wilton Lodge Park are all just a short walk away. This is a deceptively spacious property in good order and well-decorated throughout. Excellent storage throughout the property. Shared courtyard to the rear. Viewing essential to fully appreciate.



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FIRST FLOOR

Entrance Hallway: 3.5M x 2.2M

Living Room: 7.2M x 3.9M

Open Plan Kitchen/Dining Room: 5.9M x 4.3M

Shower Room: 2.6M x 1.2M

Utility Room: 3.4M x 1.5M

SECOND FLOOR

Landing

Bedroom 1: 4.9M x 3.2M

Bedroom 2: 4.8M x 3.45M

Bedroom 3: 4.8M x 2.9M

Bedroom 4: 3.85M x 3.8M

Bathroom: 2.4M x 2.2M

Gas Central Heating

Double Glazing

EXTERNAL

Shared courtyard to the rear



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 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:

Superb first and second floor flat located just off the High Street providing easy access to all local facilities. Supermarkets, Primary and Secondary Schools, and the award-winning Wilton Lodge Park are all just a short walk away. 4 O'Connell Street was, at one point, two separate residential properties that have been merged into one and is a deceptively spacious property in good order and well-decorated throughout. The main features of this property are the large lounge with double aspect windows providing good natural light, wood-burning stove, modern open-plan kitchen/dining room, and bathroom/shower facilities on both floors. Excellent storage throughout the property as well as a private courtyard to the rear which is shared with two commercial premises. Secure entry system is by way of a lockable communal close door which can only be accessed by the keyholders, ie the flat owner and two commercial premises below. Viewing essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

E

Viewings:

Strictly by appointment with the selling agent. To arrange an appointment to view, please contact Cullen Kilshaw Hawick 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.

Home Report Value:

£120,000.00



Interested in this property?
Hawick
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Hawick, TD9 9BP
Phone: 01450 372336
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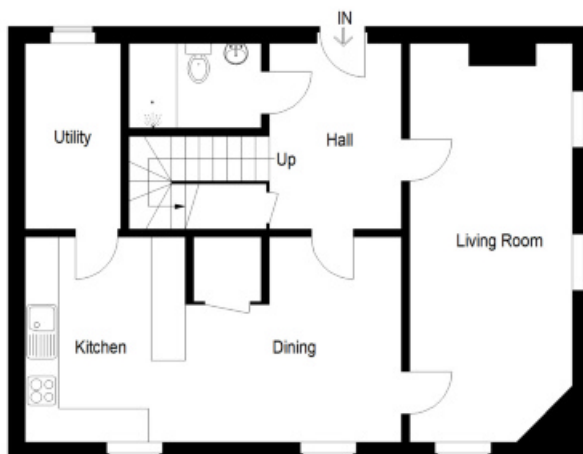
Opening Hours:
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Saturday: 9.00am to 12.00 noon

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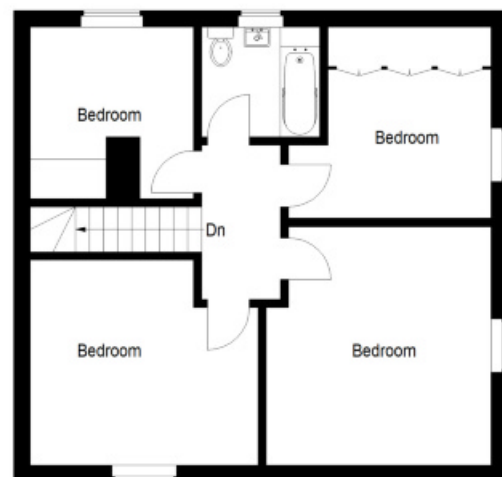


4 O'Connell Street, Hawick

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 665324)

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.