

Hawick
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12/3 Slitrig Crescent, Hawick

TD9 0EN

Guide Price: £60,000



Tucked away off the main road, 12/3 Slitrig Crescent enjoys a peaceful location while being only a few minutes walk from the town center and all local amenities. Recently redecorated in neutral tones and re-carpeted throughout, the property is presented in move-in condition and would be the perfect home for a first time buyer, singleton, couple or those who are retired and looking for a low maintenance property close to the town and travel links.

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INTERNAL

Hallway 3.22 x 0.88m

Lounge 4.64 x 3.91m

Kitchen 4.68 x 2.03m

Shower Room 2.18 x 1.50m

Bedroom 3.81 x 3.10m

EXTERNAL

Garden to the front and side

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.

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:

Tucked away off the main road, 12/3 Slitrig Crescent enjoys a peaceful location while being only a few minutes walk from the town center and all local amenities. Recently redecorated in neutral tones and re-carpeted throughout, the property is presented in move-in condition and overall consists of a hallway, lounge, kitchen, shower room and double bedroom with built-in storage. Externally, the property has a shared garden to the front and side that is made up of a mix of lawn and patio areas. Bright and spacious throughout, 12/3 Slitrig Crescent would be the perfect home for a first time buyer, singleton, couple or those who are retired and looking for a low maintenance property close to the town and travel links. Viewings come highly recommended.

Fixtures and Fittings:

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

Services:

Mains gas, electricity, water and drainage.

EPC:

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Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick office on 01450 372336



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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:

