

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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73 Oliver Park,
Hawick, TD9 9PL

Offers Over £90,000



73 Oliver Park is a well presented two bedroom quarter villa located in a popular and sought after residential area of Hawick. With gardens to the front and rear as well as a driveway affording off street parking, the property is brought to the market in fantastic condition, having just undergone renovation works, and sports an abundance of attractive features throughout. Viewings are considered essential to fully appreciate.



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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

Decorated in neutral tones, 73 Oliver Park internally consists of a hallway, lounge, new kitchen, new bathroom with shower over bath and two double bedrooms both with private outlooks onto the front and rear gardens. The rear garden is of particular note, as it is of a fantastic size, enclosed and brilliant for those with younger children. Overall, this property would be perfect for a first time buyer, those with a small family or those looking to downsize to an easily maintainable home. 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

D

Viewings

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

Home Report Value

£90,000.00

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.

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73 Oliver Park, Hawick

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplanlasted.co.uk © (13/10/2018)

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Hawick, TD9 9BU
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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
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Langholm,	Tel 013873 80482
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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.