

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8/4 Rosevale Street, Hawick,

TD9 8AD

Fixed Price: £58,000



Ideal for those who are looking to begin or expand their rental portfolio, 8/4 Rosevale Street, Hawick is a well proportioned two bedroom, first floor apartment located within walking distance to the town centre and all local amenities. Viewings come highly recommended.



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Internal Accommodation
Entrance hallway, lounge, kitchen, shower room, master bedroom and bedroom two

External Accommodation
Shared, enclosed gardens to the rear as well as ample on street parking facilities.

Tenancy Information
8/4 Rosevale Street has enjoyed multiple long-term tenancies throughout the current proprietors ownership. Current tenancy information will be provided to those who exhibit a serious interest in purchasing.

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:

Ideal for those who are looking to begin or expand their rental portfolio, 8/4 Rosevale Street, Hawick is a well proportioned two bedroom, first floor apartment located within walking distance to the town centre and all local amenities. Brought to the market with a long term tenant in situ, the property is currently obtaining a successful rental yield of 8.5% per annum allowing for immediate income and an overall fantastic investment for the buyer. Viewings come highly recommended in order to fully appreciate.

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.

Home Report Value:

£60,000

EPC

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Viewings:

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

