

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3B Howegate, Hawick, TD9 0AA

**OIRO £65,000**



Offered to the market in good condition throughout, 3B Howegate is an attractive two-bedroom first-floor apartment, located within the town centre of Hawick. Decorated in neutral tones throughout, the apartment enjoys spacious accommodation, comprising an entrance hallway, lounge, kitchen, family bathroom with separate shower cubicle and two well proportioned bedrooms as well as an abundance of storage facilities within the large store cupboard/home office and loft space. Externally, 3B Howegate offers an abundance of on street parking and is situated within walking distance to all local amenities as well as both primary and secondary schooling. Boasting a successful lettings history, the property would be ideally suited to those looking to expand their letting portfolio, whether this be for the purpose of residential or holiday lettings, or the first time buyer. Viewings are considered essential.

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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.

#### 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

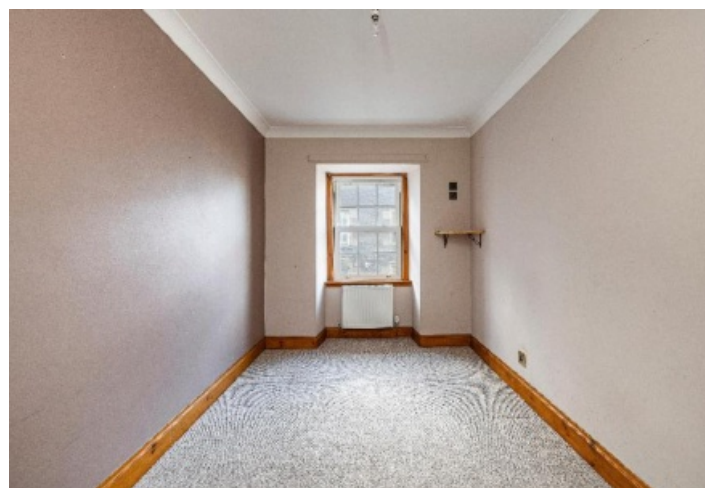
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#### Viewings

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

#### Home Report Value

£65,000



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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:

