

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



23A Lothian Street, Hawick, TD9 9HD

OIRO £65,000



Located just off Hawick's High Street, 23a Lothian Street is a well presented two-bedroom apartment. Offering a great deal of convenience to the buyer, the property resides on the ground floor and is brought to the market in good order while having recently been redecorated throughout. Extending to a compact but comfortable 49sqm, 23a Lothian Street internally comprises an entrance hallway, lounge, galley kitchen, shower room and two bedrooms while externally offering a shared garden to the rear and a great level of storage within the communal close and cellar. Ideally suited to the first time buyer, rental investor or holiday home investor, 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.

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

EPC

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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.

Viewings

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

