

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2B Crailing Court,

Hawick, TD9 7QD

OIRO £115,000



Recently having been extended, 2B Crailing Court is a very well positioned four bedroom, upper level maisonette brought to the market in move in condition. Adorned with modern fixtures and fittings, the property is located within a most sought after area of Hawick, conveniently located in close proximity to schooling facilities, local amenities and fantastic travel links. Ideally suited to the first time buyer or family. Viewings are considered essential.



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Location:

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:

Constructed in 1970 and extending to an approximate 98sqm, 2B Crailing Court is decorated in neutral tones throughout and benefits from an abundance of internal storage, the home offers an entrance hallway, lounge, modern dining kitchen, family shower room and three bedrooms on the first floor. Moving to the upper floor, the current owners have extended the home into the attic space to provide a further bedroom and bathroom, which now offers a wonderful versatility to those with larger families or those in need of a working-from-home space. Externally, 2B Crailing Court enjoys well maintained gardens to the side, landscaped to a good standard and mostly laid to patio with a seating area and beautifully constructed summer house.

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:

£115,000.00

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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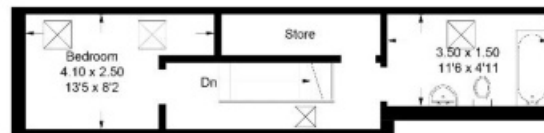
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2B, Crailing Court, Hawick

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085225)

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Jedburgh, Tel 01835 863 202
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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.