

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3e Allars Crescent, Hawick, TD9 9ET



Offering a fantastic opportunity for personalisation, 3e Allars Crescent is a most spacious three-bedroom upper maisonette. Although in need of a degree of modernising throughout, the centrally located apartment would make the ideal purchase for a first time buyer or those seeking to expand their property portfolio. Viewings are considered essential to fully appreciate.



# 3e Allars Crescent,

Hawick, TD9 9ET



**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:**

Extending to a generous 89sqm, this charming apartment features a generous degree of natural light and internally comprises an entrance hallway, lounge with adjoining kitchen and the first of three double bedrooms on the living level. The remaining two double bedrooms and family bathroom are located within the attic floor while an abundance of storage facilities are offered throughout the home as well as within a private store within the communal hallway.

Externally 3e Allars Crescent enjoys shared access and use of the rear drying area as well as an abundance of on-street parking and convenient access to all local amenities and travel links.

**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:**

£80,000.00

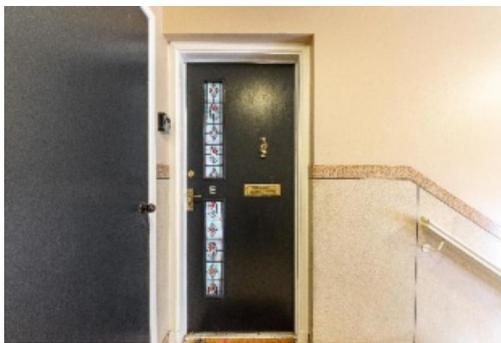
**Offers:**

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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### 3E Allars Crescent

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

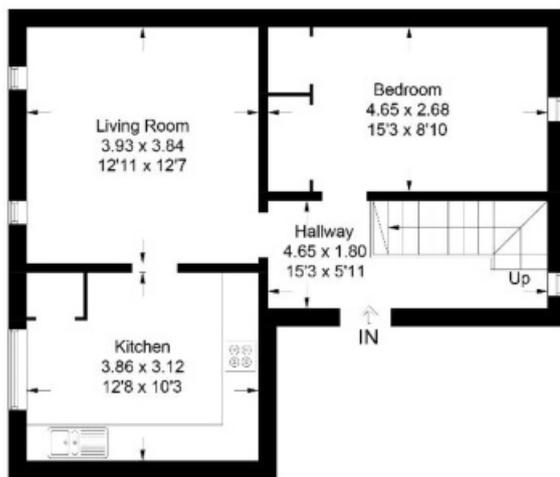


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1168410)

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Opening Hours:  
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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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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.