

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3-4 Duke Street,

Hawick, TD9 9PY



Impeccably presented throughout, 3-4 Duke Street offers a unique opportunity to the first time buyer, rental investor or those looking to downsize. Located within walking distance to the town centre and all local amenities, this stunning first floor apartment offers wonderful living accommodation and really must be viewed to be fully appreciated.



3-4 Duke Street,
Hawick, TD9 9PY



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 **sqm, 3-4 Duke Street has undergone extensive renovation in recent years in order to provide the beautifully modern home that it now is. Internally comprising an entrance hallway, lounge, kitchen, shower room and spacious double bedroom, the apartment features high quality fixtures and fittings throughout in addition to a good level of internal storage.

Externally, the property benefits from well maintained, communal gardens to the rear as well as an impressive on-street parking facilities to the front. Don't miss out on your chance to view this highly aesthetic home.

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:

C

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:

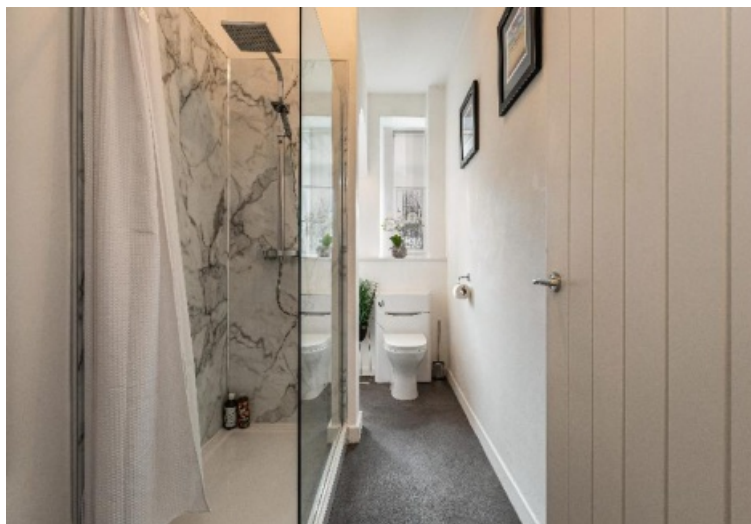
£65,000.00

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





3/4 Duke Street

Approximate Gross Internal Area = 50.2 sq m / 540 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169708)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Hawick Call 01450 372336

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

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

Also At:

| | |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311 |
| 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 |

Full members of:



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.