

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15/3 O'Connell Street

Hawick, TD9 9HT



15/3 O'Connell Street is an incredibly well presented first floor apartment situated just off the town centre, within easy reach of all local amenities and travel links. The property is presented to the market in move-in condition and should appeal to the first time buyer, rental investor or those looking for a downsizing opportunity. Early viewing is recommended.



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Description

Internally, the property extends to a comfortable 44m² of living accommodation and comprises of the large, modern fitted kitchen with separate utility room, living room, main bedroom and well appointed shower room with separate WC and wash hand basin. The kitchen is of particular note with a mix of wall and base units in oak effect, integrated appliances inclusive of the dishwasher, fridge freezer, wine cooler, four hob gas cooker and extractor. The property has been recently redecorated by the current owner as well as having the benefit of new flooring throughout. Externally, there is a private cellar which provides fantastic storage space and the property also has use of the shared drying green to the rear. Viewings are considered essential to appreciate all that this unique apartment has to offer.

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.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

Viewings

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

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.

EPC C

Home Report Valuation

£65,000

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15-3 OConnell Street, Hawick, TD9 9HT

Approximate Gross Internal Area = 43.4 sq m / 467sq ft

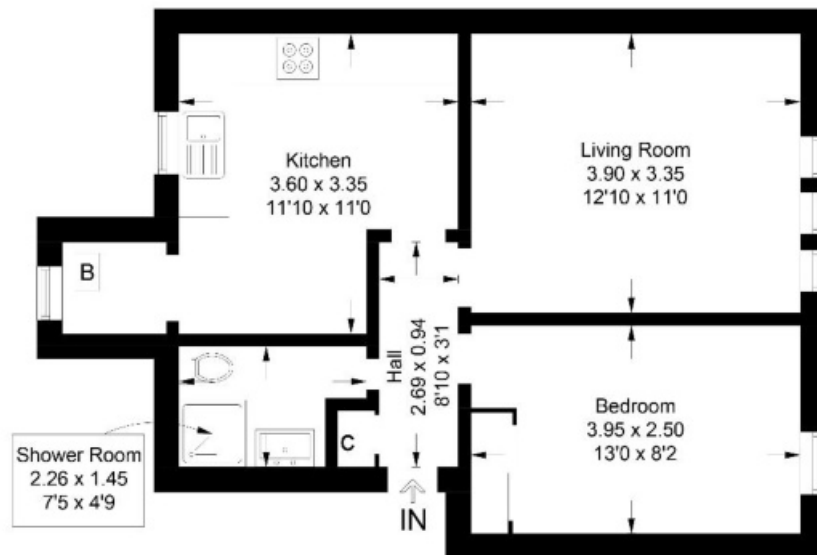


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co.uk (ID 1185062)

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

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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.