

**Hawick**

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## **30B Princes Street,**

Hawick, TD9 7AY



Situated in the heart of town, 30B Princes Street presents a fantastic opportunity for first-time buyers or savvy investors. This one-bedroom first-floor flat offers superb convenience, with local amenities and excellent transport links just a short walk away. Offering spacious internal accommodation as well as a shared garden to the rear, viewings are highly recommended.





# 30B Princes Street, Hawick, TD9 7AY

## Description:

While the property would benefit from a degree of modernisation, 30B Princes Street provides a blank canvas for buyers to add their own style and value. Internally, the property comprises a spacious living area, kitchen, one large double bedroom, and a well-appointed bathroom. Externally, there is on-street parking to the front and access to a generously proportioned shared garden at the rear—perfect for enjoying some outdoor space.

Whether you're looking to step onto the property ladder or expand your portfolio, this centrally located flat holds great potential.

## 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.

## 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:

£50,000.00

