

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 15C Borthaugh Road

Hawick, TD9 0DA



15C Borthaugh Road is a recently refurbished first floor flat in the popular West End of Hawick. Presented in great order throughout, with modern fixtures and fittings, the property represents a fantastic opportunity to the first time buyer, small family or those seeking an investment opportunity.



# 15C Borthaugh Road

Hawick, TD9 0DA



### Description

Internally, the property extends to a comfortable 57sqm and consists of the spacious entrance hallway, generous living room with fantastic views over towards Wilton Dean, brand new fitted kitchen with a mix of wall and base units in grey with laminate worktops, two large double bedrooms, and the bathroom with bath over shower, WC and wash hand basin. The property has been fully refurbished and benefits from new carpets and radiators throughout, as well as a wealth of storage space. Externally, there is a shared drying green to the front and a conveniently positioned private storage cupboard at the foot of the stairs.

### 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 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.

### Home Report Valuation

£70,000

### EPC

E



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### 15C Borthaugh Road

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft

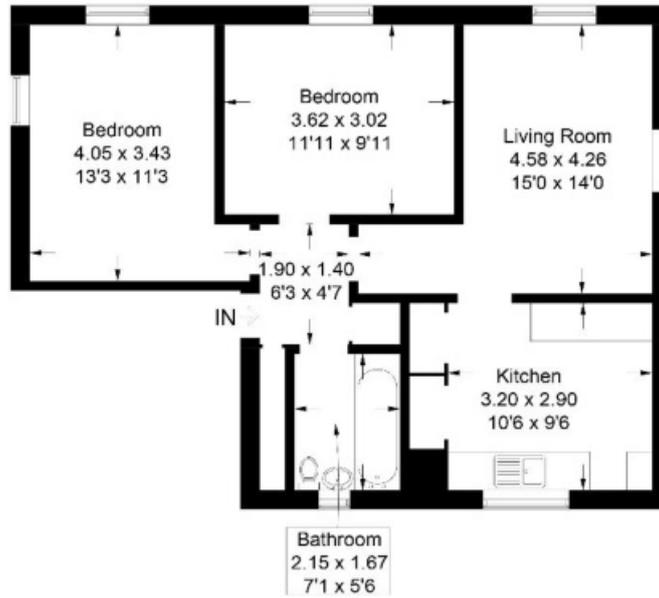


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1213698)

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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.