

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1/1 Duke Street

Hawick, TD9 9PY



1/1 Duke Street is a conveniently positioned ground floor apartment located within easy walking distance of the town centre, transport links and all local amenities. The dwelling is decorated in neutral tones throughout and is presented to the market in move-in condition, which should be appealing to the first time buyer, rental investor or those looking to downsize to a low maintenance home.



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Description

Internally the property extends to an approximate 52m² and consists of the entrance hallway, living room, kitchen with a mix of wall and base units in cream, master bedroom with built in storage facilities, second bedroom which could also be utilised as a home office/study, and the modern shower room with walk-in shower, WC and wash hand basin. Externally, the property is home to well maintained communal garden grounds which enjoy a private aspect, and there is the additional benefit of a private brick built outhouse which provides generous storage space.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

Home Report Valuation

£70,000

EPC

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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.

Viewings & Offers

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

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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Approximate Gross Internal Area = 50.0 sq m / 538 sq ft

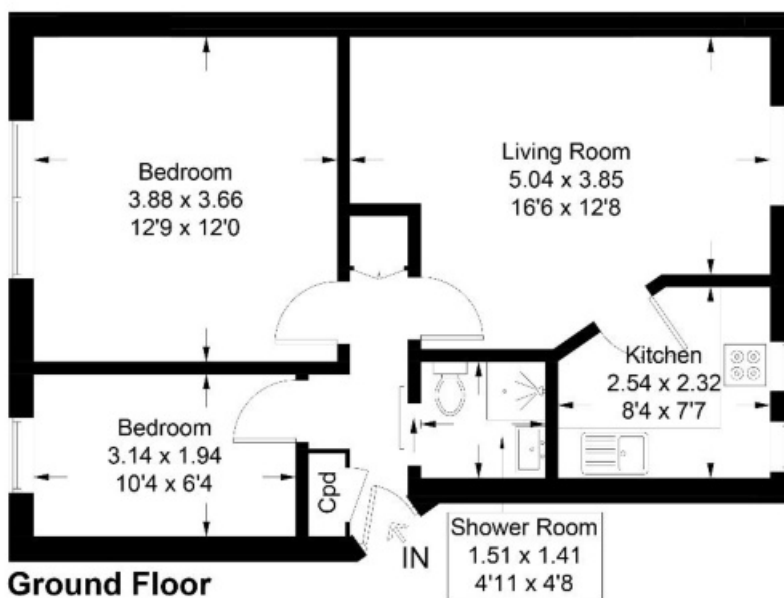


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1224043)

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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.