

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26-4 Princes Street, Hawick, TD9 7AY



Located in the heart of Hawick, this compact studio-style apartment offers an excellent opportunity for investors looking to expand their portfolio. Situated within easy walking distance of local amenities, shops, and public transport links, the property benefits from a highly convenient and central location.

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Description

The accommodation comprises an entrance hallway, a bright and neutrally decorated bed-sit/lounge area, a separate kitchen, and a shower room. While the apartment would benefit from a degree of modernisation and upgrading, it presents a blank canvas with great potential for enhancement.

Externally, residents have access to a shared communal garden at the rear of the building, as well as ample on-street parking facilities to the front.

With its central position, practical layout, and potential for improvement, this property is an ideal buy-to-let or renovation project for investors.



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.

Home Report Value

£45,000.00

Fixtures and Fittings

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

Services

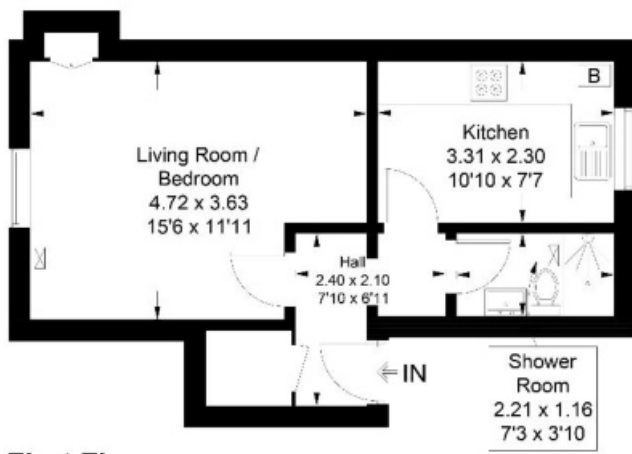
Mains gas, electricity, water and drainage.

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.



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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.

Full members of:

