

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10/2 Havelock Street

Hawick, TD9 7BB



10/2 Havelock Street is a centrally located three bedroom maisonette presented to the market in good decorative order throughout. The property benefits from modern fixtures and fittings, gas central heating and double glazing and should be of interest to the first time buyer, small family or rental investor.



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Description

Internally, the property comprises of the bright and spacious living room, kitchen and bedroom one on the first floor, with two further bedrooms and the family bathroom on the second floor. The property has a wealth of internal storage facilities with the two spacious utility cupboards and WC being positioned within the entrance stairwell. The property has been recently upgraded by the current proprietor and benefits from new carpets and complete redecoration, providing a fresh and contemporary feel. Externally, the property has private garden grounds to the rear which comprise a mix of lawn and patio, as well as an area of shared garden grounds. Also of note are the three private under stair cupboards which provide further external 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

£100,000

EPC

D

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

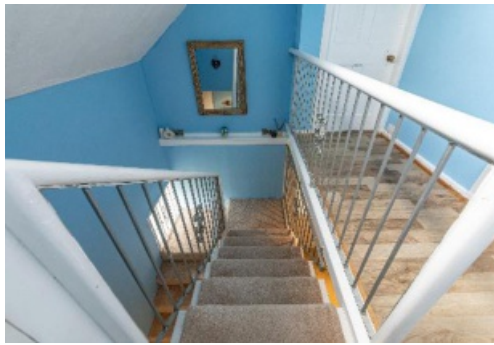
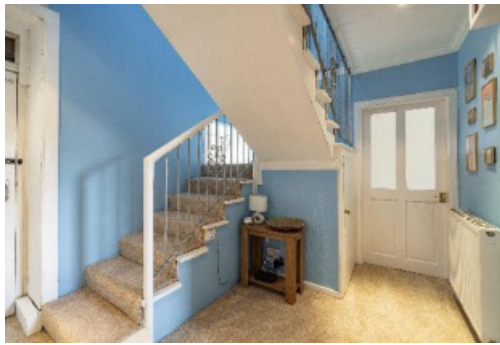
Viewings are by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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
121.7 sq m / 1310 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963501)

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

Also At:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



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.