

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20/3 Trinity Street

Hawick, TD9 9NS



20/3 Trinity Street is a very well presented two bedroom maisonette style property positioned just off the town centre where all local amenities and transport links are readily available. The property has the benefit of modern fixtures and is decorated in neutral tones throughout, enjoying a long and successful letting history under the current owner. The property should appeal to the first time buyer, small family or those seeking a turn-key investment property.



20/3 Trinity Street

Hawick, TD9 9NS

Home Report Valuation
£75,000

EPC
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Investment Potential

For those looking to begin or expand a rental portfolio, 20/3 Trinity Street has a long and successful letting history. With a projected monthly income of £500 per month, the property offers a gross rental yield of 8.63% per annum. The property is currently vacant and can be sold as seen.



Description

The dwelling itself is accessed from the rear of the building via its own UPVC front door, with the first floor comprising of the well proportioned lounge, bedroom one and the modern fitted kitchen in white effect with integrated four hob electric cooker, oven and overhead extractor - the recently installed glowworm boiler is also positioned within. Moving upstairs, the property is home to the generous master bedroom and the shower room with walk-in shower, WC and wash hand basin. Externally, the property has use of the communal garden grounds to the rear, as well as outright ownership of two brick built former coal houses.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. The property can be sold as seen and all other curtains, blinds, furniture and soft furnishings are available by negotiation.

Viewings

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

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.

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.

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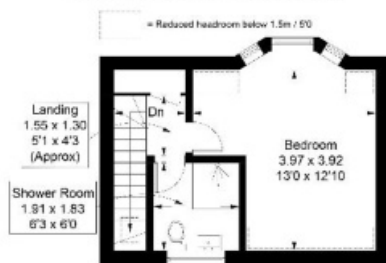
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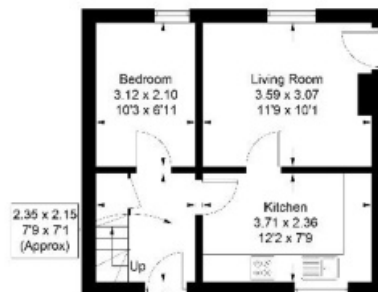


20/3 Trinity Street

Approximate Gross Internal Area = 58.3 sq m / 605 sq ft



Attic



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtite.co © (01235282)

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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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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.