



## 1/1 Hunter Terrace

Hawick, TD9 9BD



1/1 Hunter Terrace is a conveniently positioned one bedroom ground floor apartment located within easy reach of the town centre, local amenities and transport links. The property itself is decorated in neutral tones throughout and should be of particular interest to the first time buyer, those seeking to begin or expand their investment portfolio or those looking for a low maintenance downsizing opportunity. Early viewing recommended.





# 1/1 Hunter Terrace

Hawick, TD9 9BD

Home Report Valuation  
£55,000

EPC  
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### Description

Internally, the property comprises of the well proportioned sitting room, large kitchen with ample space for a dining table/chairs, master bedroom with built in storage facilities, as well as the well appointed bathroom with electric shower over bath, WC and wash hand basin. The property is presented to the market in overall move-in condition with scope for the buyer to make modifications to suit their own particular taste.

Externally, the property has the luxury of private garden grounds which can be accessed directly from the sitting room via the glazed patio door. The garden is mostly laid to lawn and bordered by a mix of timber fencing and a traditional stone built boundary wall. There is also the possibility of installing off-street parking subject to the relevant local authority approvals being sought and granted. Two external cupboards can be found to the front of the property which provide storage space outwith the main dwelling.

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

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

### 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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## 1/1 Hunter Terrace, Hawick

Approximate Gross Internal Area = 45.9 sq m / 494 sq ft

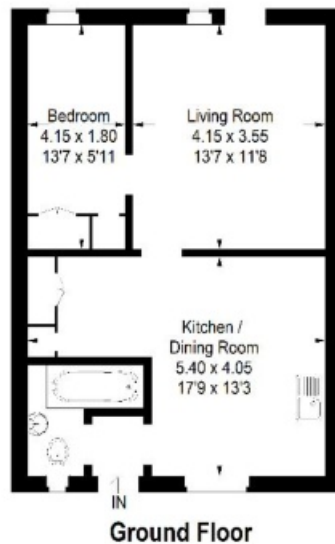


Illustration for identification purposes only,  
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