

**Hawick**

Call 01450 372336



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Yarrow Terrace

Hawick, TD9 9LL



Located in the very popular Terraces area of town and within easy reach of the town centre, 10 Yarrow Terrace is a spacious two bedroom ground floor apartment with private garden grounds to the front and rear. Originally constructed 115 years ago and extending to an approximate 66 sqm, the property would benefit from cosmetic improvements throughout, making it ideal for those looking for a property they can really make their own. Early viewing is recommended.





# 10 Yarrow Terrace

Hawick, TD9 9LL





### Description

Internally, the UPVC front door opens to the entrance hallway and the property features two well proportioned double bedrooms, one of which has the convenience of built in storage facilities. There is also an open-plan living room and kitchen, providing a flexible space for modern living - the shower room is positioned to the rear of the building and currently comprises of the walk-in shower, WC and wash hand basin.

Externally, the property has well looked after private garden grounds to the front, which are mostly laid to lawn and bordered by timber fencing and mature shrubs - the back door of the property provides access from the kitchen to a small courtyard area - providing a further space for outdoor relaxation and entertainment.

### 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

TBC

### EPC

TBC

### 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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### 10 Yarrow Terrace

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft

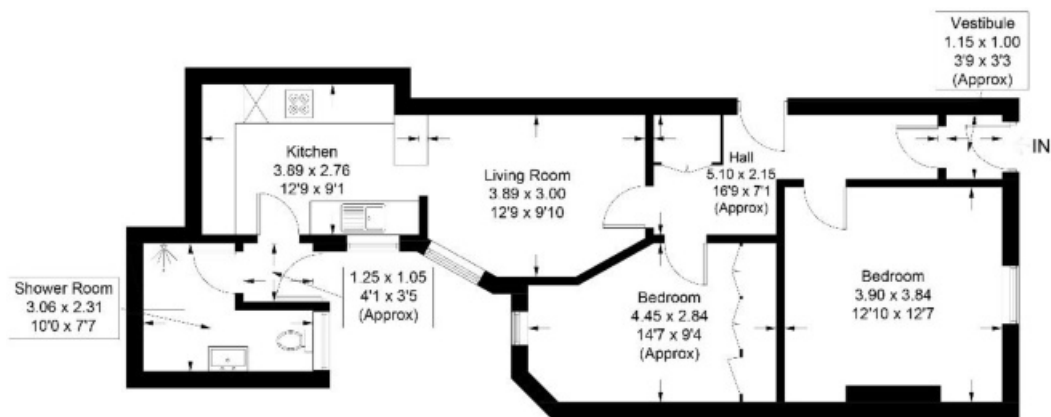


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1246391)

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31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: hawick@cullenkilshaw.com

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.