

Hawick

Call 01450 372336



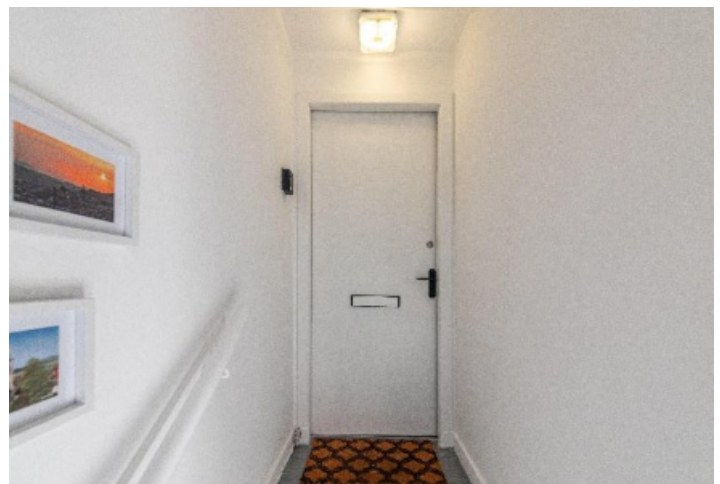
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5B Howegate

Hawick, TD9 0AA

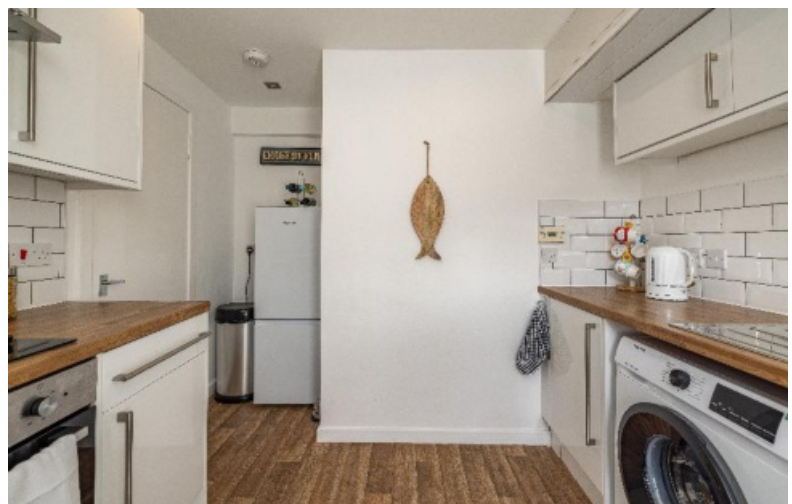


Tucked away just off the town centre, 5B Howegate is a meticulously presented two storey maisonette style property adorned with high quality modern fixtures and fittings throughout. The property has the benefit of a secure entry system which provides access to two properties only and should be of particular interest to the first time buyer or those seeking a ready-made investment opportunity close to the town centre and all local amenities. Early viewing recommended.



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Description

The property occupies the second and attic floors and internally comprises of the well appointed kitchen with a mix of wall & base units in white with laminate worktops, tile effect splashback & recessed ceiling spotlights - the living room is also positioned on the entry level and is very well proportioned with an abundance of light filling the space through the elegant sash & cash windows. The bathroom consists of the thermostatic shower over bath, WC and basin with a mix of tiles and painted surfaces. Upstairs, the property is home to the master bedroom which is substantial in size with built in storage facilities - further storage cupboards can be found at the top of the stairs and within the entrance hallway.

Externally, the property has use of the well tended shared drying green facilities to the rear.

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

£65,000

EPC

C

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.

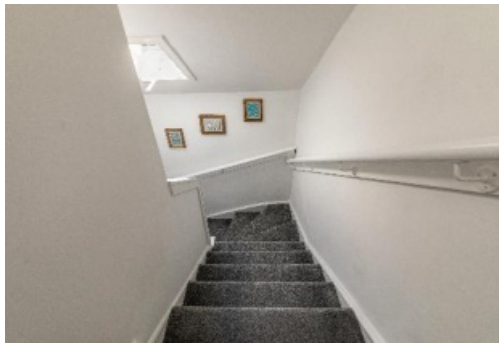
Viewings & Offers

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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5B Howegate

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft
(Including Attic)



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1252032)

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Interested in this property?

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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.