

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
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**6-3 Dovemount Place  
Hawick, TD9 8AZ**







Nestled in a convenient location, 6-3 Dovemount Place is a well-proportioned two-bedroom maisonette spread over the second and attic floors. The property greets you with a welcoming entrance hallway that leads into a bright lounge, complete with an adjoining kitchen. A handy box room adds a versatile space to the property - ideally suited as a nursery or office, while a beautifully crafted spiral staircase takes you to the attic level.

On the upper floor, you'll find a modern bathroom and a spacious master bedroom, offering a peaceful retreat. The home is decorated in neutral tones throughout, ready for you to move in with ease.

To the rear of the property, there's a shared garden, and ample on-street parking is available nearby. Whether you're a first-time buyer or an investor, this property is ideal for those looking for a home with character and convenience.

With the town centre just a short distance away, excellent travel links, and Teviotdale Leisure Centre right on your doorstep, 6-3 Dovemount Place offers the perfect combination of comfort and accessibility.

Viewing is considered essential to fully appreciate this home.

## 6/3 Dovemount Place, Hawick, TD9 8AZ

Approximate Gross Internal Area = 51.82 sq m / 558 sq ft

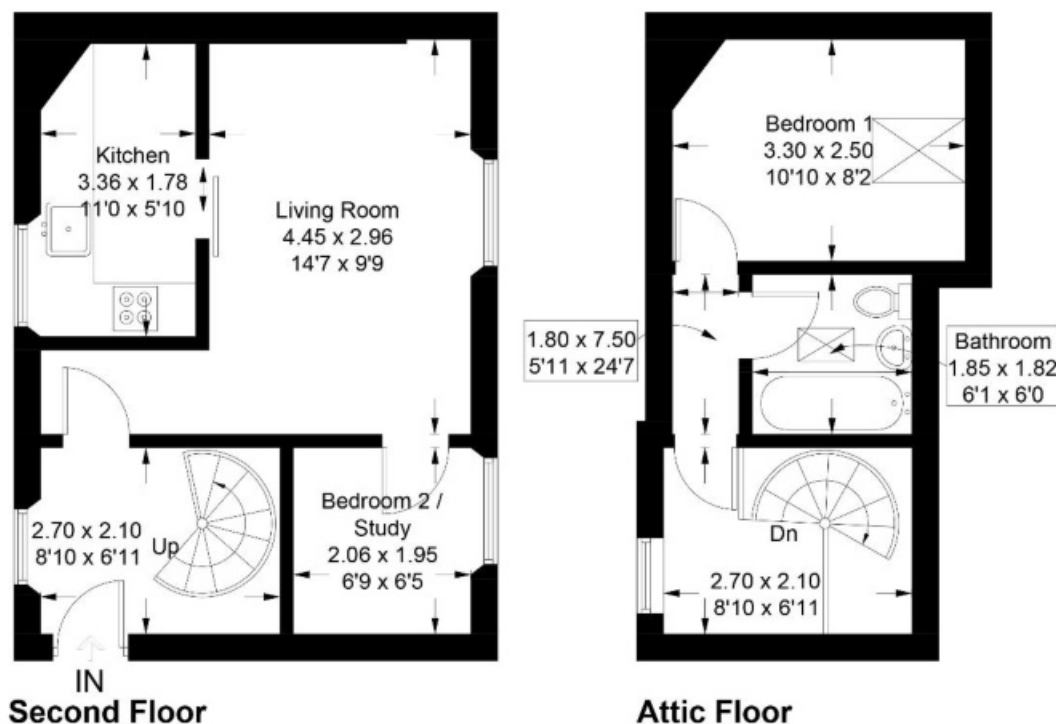


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272889)

### Situation

Hawick, located in the heart of the Scottish Borders, offers easy access to Edinburgh via the A7 and A68, as well as the Waverley Rail Link to Tweedbank, making it an attractive option for commuters. The town combines a quieter pace of life with affordable housing, while providing a range of shopping, leisure, and recreational facilities. Surrounded by stunning scenery, it's ideal for outdoor enthusiasts and those seeking a community rich in history and tradition.

### Home Report Value | EPC

£60,000 | EPC: D

### 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.

### Viewings

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

### 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.



Interested in this property?  
**Hawick**  
**Call 01450 372336**

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Hawick, TD9 9BU  
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Email: hawick@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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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.