

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11/2 Teviot Crescent

Hawick, TD9 9RE



Conveniently located just off the town centre, this immaculately presented two bedroom first floor apartment offers contemporary living with high quality fixtures and fittings throughout. The property has been thoughtfully upgraded by the current owners should be of particular interest to the first time buyer, those looking to downsize or those seeking to acquire a centrally located low maintenance investment opportunity.



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Description

Internally, the open-plan layout offers an incredibly inviting and welcoming space, ideal for both relaxing and hosting - the modern kitchen has been thoughtfully designed with a range of integrated appliances and ample storage, seamlessly connecting to the bright and airy living area. The stylish bathroom is also of particular note, featuring a freestanding bath, WC, wash hand basin and heated towel rail - all finished to a high standard. Both bedrooms are doubles, providing ample space for both comfort and storage.

Externally, the property has use of the shared courtyard to the rear, as well as ownership of a storage cupboard at the top of the stairs. In addition to this, the property has ownership of a portion of the cellar located underneath the tenement which can be accessed to the rear.

Fixtures & Fittings

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

Services

Mains gas, electricity, water and drainage.

Home Report Valuation | EPC

£85,000 | 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

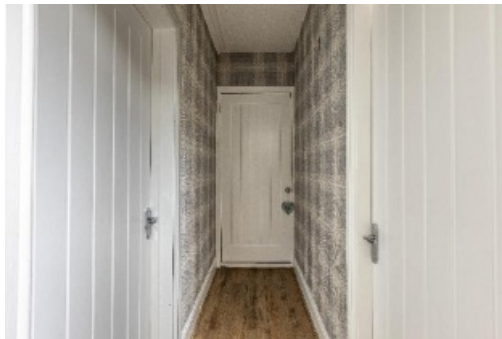
Viewings are by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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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Approximate Gross Internal Area = 51.48 sq m / 554 sq ft

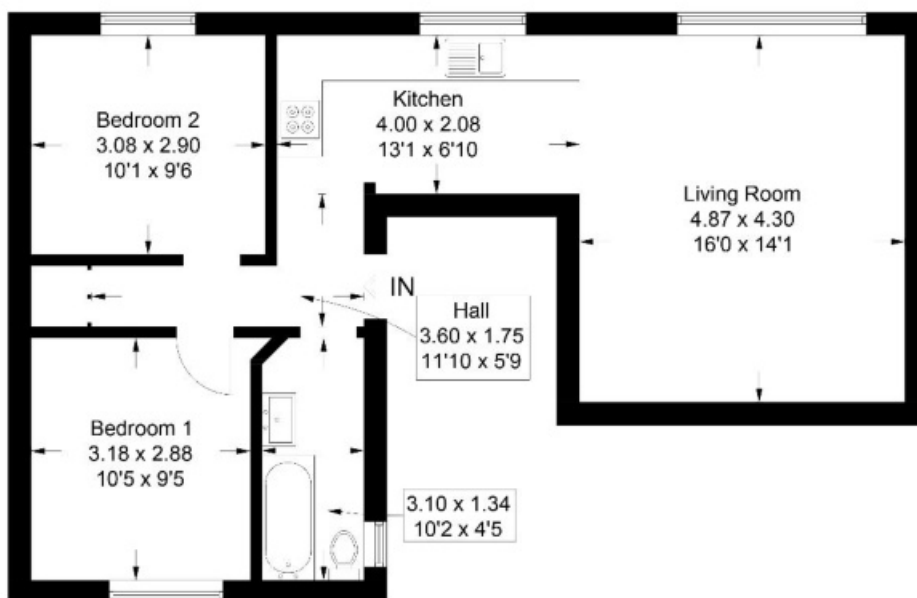


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1273282)

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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
Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

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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.