

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 13D Drumlarnig Square

Hawick, TD9 0AS



Located in the popular "West End" of Hawick, within close proximity to the town centre and all local amenities, 13D Drumlarnig Square is an immaculately presented three bedroom second floor apartment benefitting from modern, high quality fixtures and fittings and stunning views overlooking the town. The property would be ideally suited to the first time buyer, small family or those seeking a low maintenance investment opportunity.



# 13D Drumlanrig Square

Hawick, TD9 0AS



### Description

Internally, the accommodation extends to an approximate 80 sqm and is presented in true walk-in condition, having just undergone a full refurbishment. The kitchen is complete with a range of fitted units in grey, integrated oven, four ring induction hob and overhead extractor - there is also a freestanding washing machine and room for a fridge freezer. The sitting room is bright and spacious, complete with an inbuilt window seat - perfect for enjoying the open outlook. There are two generously proportioned double bedrooms, along with a versatile third bedroom ideal for those who require working from home capability. The contemporary shower room is tastefully finished, complete with a walk-in shower, WC, and wash hand basin with vanity unit.

Externally, there is a small courtyard to the rear, which is predominantly paved with clothes drying facilities. Ample parking is available at street level to the front of the property.

### Fixtures & Fittings

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

### Services

Mains gas, electricity, water and drainage.

### EPC | Home Report Valuation

C | £85,000

### 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

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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### 13D Drumlanrig Square

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1290392)

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Monday to Friday: 9.00am to 5.00pm  
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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.