

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**9/1 Princes Street,
Hawick, TD9 7AX**



9-1 Princes Street is a welcoming groundfloor, threebedroom apartment set in the heart of Hawick - a home that feels quietly tucked away yet wonderfully connected to everything the town has to offer. With onstreet parking close by and generous accommodation throughout, it's a property that lends itself beautifully to firsttime buyers, investors, or anyone looking to downsize into something easy and comfortable.

Neutrally decorated and wellpresented, the apartment offers a lovely sense of space, with a bright lounge, modern kitchen, contemporary shower room and three wellproportioned bedrooms. There's an ease to the layout that makes the home feel instantly liveable, ready for someone to settle in and make their own.

One of its most appealing features lies to the rear - a private, fully enclosed garden, stonechipped for low maintenance and offering a rare pocket of outdoor space in this central location. It's a peaceful spot to enjoy a morning coffee or an evening moment of calm. Beyond this, shared garden grounds and a communal drying green provide additional outdoor amenity.

With its central setting, generous rooms and that unexpected touch of private outdoor space, this is a home with more to offer than first meets the eye - a lovely opportunity in a wellloved part of Hawick.

Viewings are considered essential.

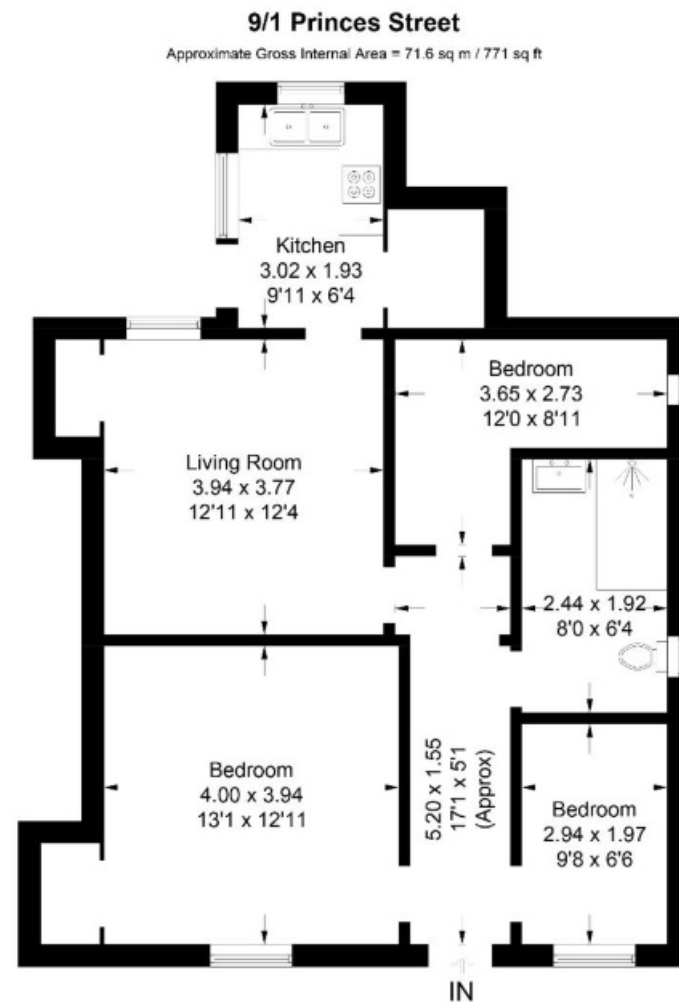


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101292995)

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

£95,000 | 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

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



Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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
Tranent,	Tel 01875 611211

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.