

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**6/1 Dovemount Place
Hawick, TD9 8AZ**



We are delighted to market for sale this stunning three bedroom first floor apartment presented with stylish, modern fixtures and fittings throughout. The property is centrally located, with easy access available to the High Street, local amenities and transport links, making it an ideal purchase for the first time buyer or those seeking a downsizing opportunity close to the town centre.

Internally, the property has been meticulously upgraded by the present owners and consists of the cosy sitting room with gas fireplace and a lovely open outlook via the large glazed window. The recently installed Howdens kitchen is a galley style with a range of wall and base units in cream with oak effect laminate worktops. The property benefits from two spacious double bedrooms, both of which have built-in storage facilities, and one smaller bedroom which would be ideal as a guest room or as a home office. The shower room is tastefully fitted out, with a walk-in-shower, WC, wash hand basin. The apartment has a good level of storage facilities throughout, and has been decorated in neutral tones, creating a truly move-in ready investment for the purchaser.

Externally, to the rear of the building there are very well tended communal garden grounds which are mostly laid to lawn, providing a fantastic space for relaxation. The property also has use of two external stores and parking is available on-street.

6/1 Dovemount Place

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

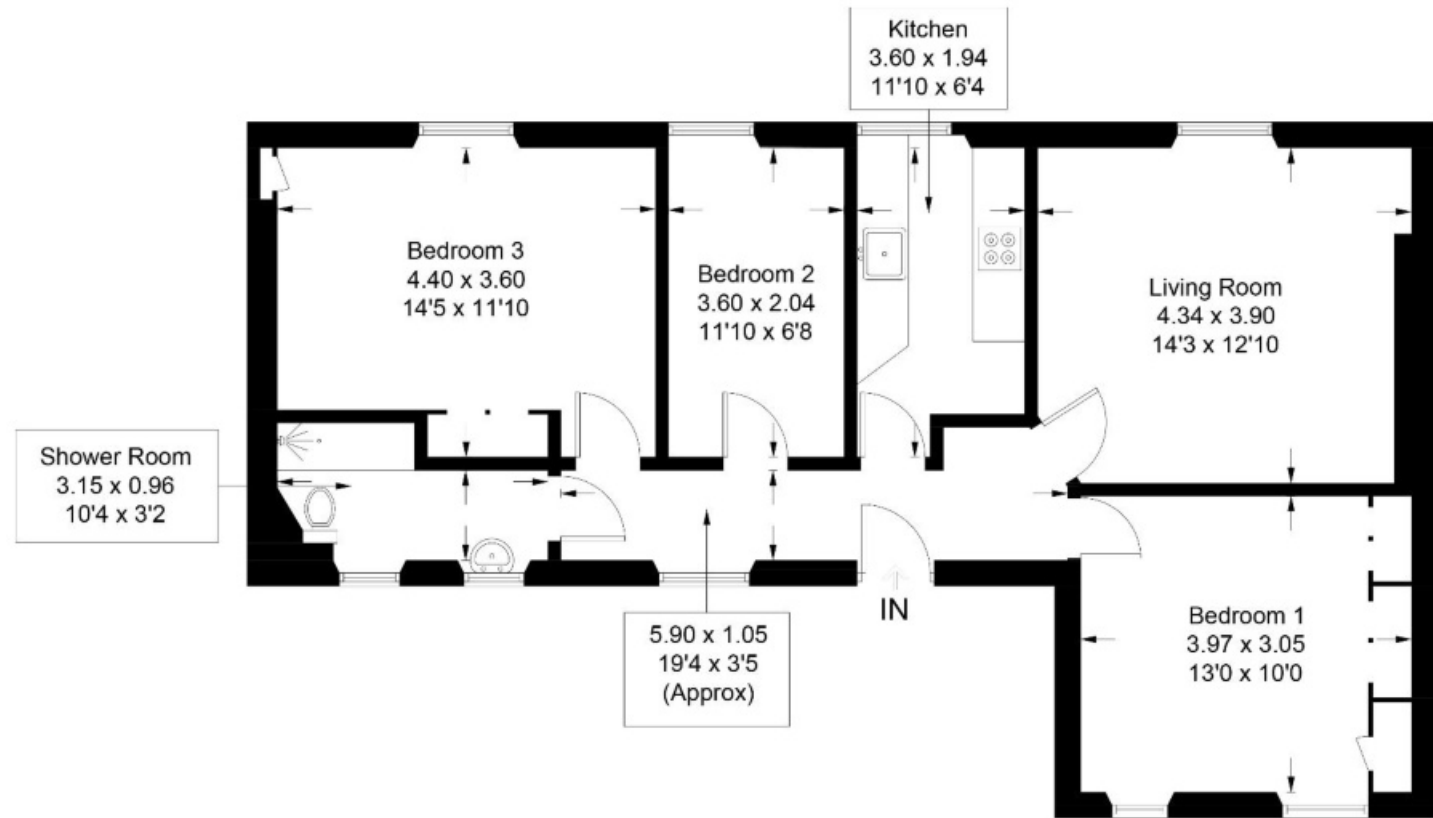


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297868)

Situation

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.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

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

EPC | Home Report Valuation

C | £105,000

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.