

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**10 Cross Wynd,  
Hawick, TD9 9EG**



10 Cross Wynd offers a well-proportioned two-bedroom end-terraced home set just a stone's throw from Hawick High Street, placing shops, amenities and transport links right on the doorstep. Extending to approximately 77 sq.m, the accommodation comprises an entrance hallway, spacious lounge and a dining kitchen on the ground floor, with two double bedrooms and a family bathroom positioned on the first floor.

The property would benefit from cosmetic upgrading throughout, providing an excellent opportunity for buyers wishing to modernise to their own taste while still being able to move in and carry out improvements over time. The interior is currently neutral, and although the fixtures and fittings are of an older style, they remain functional and of good quality.

While the property does not include garden ground, it does benefit from an allocated parking space to the side - a valuable convenience so close to the town centre.

This home will appeal particularly to first-time buyers, investors, or those looking to downsize and enjoy low-maintenance living in a central location.

## 10 Cross Wynd, Hawick, TD9 9EG

Approximate Gross Internal Area = 77.42 sq m / 833 sq ft

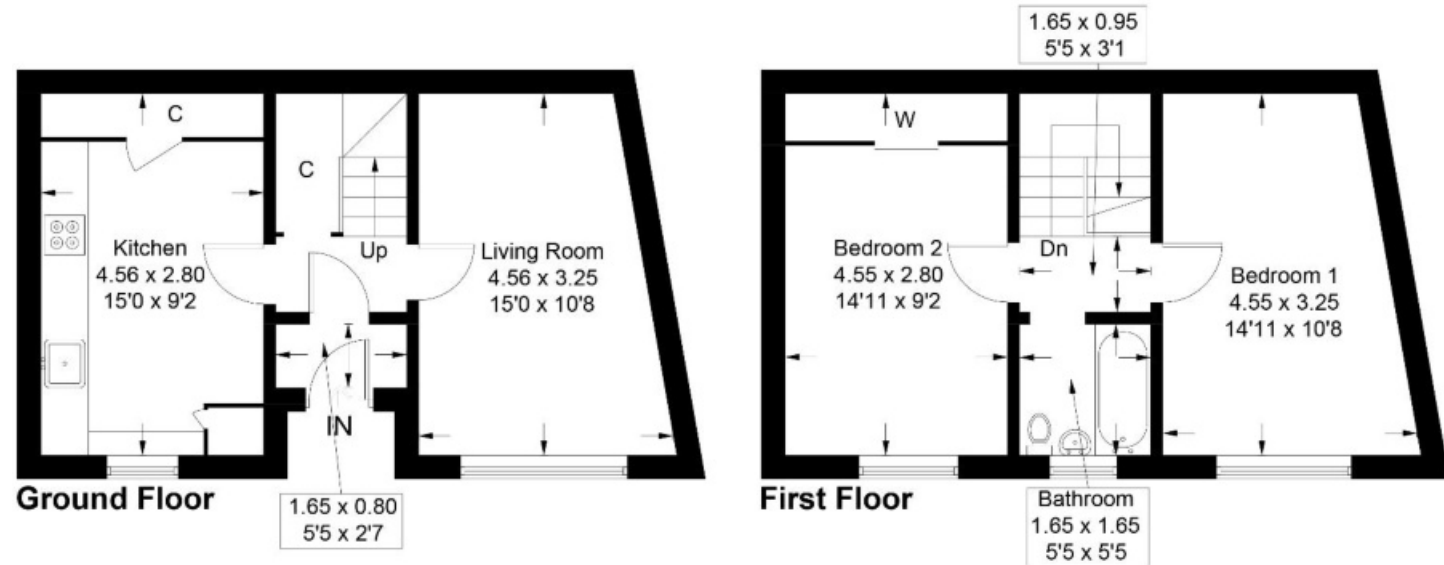


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297178)

### 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: E

### 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**

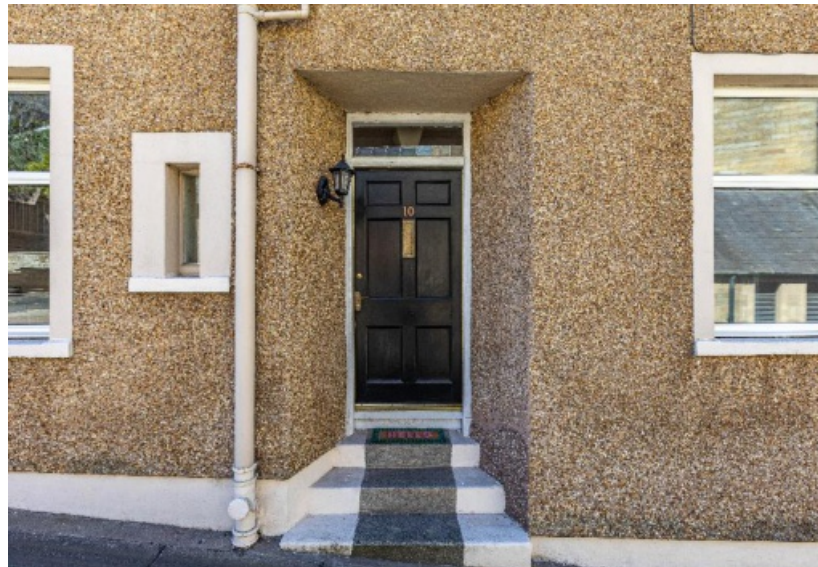
**Call 01450 372336**

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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.