

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



13-2 Havelock Street, Hawick, TD9 7BA



Beautifully presented and recently upgraded, 132 Havelock Street is an impressive top-floor three-bedroom apartment offering bright, contemporary living in a highly convenient location close to the town centre, schooling and excellent travel links. Extending to approximately 85 sq.m, the property combines generous proportions with a stylish finish, making it an appealing choice for first-time buyers, investors or those seeking a low-maintenance home with character.

Set within a traditional threestorey building, the apartment enjoys an abundance of natural light throughout, enhanced by attractive bay windows in both the lounge and the master bedroom. The recent cosmetic upgrades have created a fresh, modern feel while retaining the charm of the original layout.

The accommodation offers a welcoming lounge, a well-appointed dining kitchen, three comfortable bedrooms and a contemporary bathroom - all presented in exacting condition. The versatility of the layout also lends itself well to home working or multi-use living.

Externally, residents benefit from a shared drying green to the rear, while on-street parking is readily available to the front and side. The property is currently operated as a successful short-term let, offering an attractive opportunity for those seeking an investment with proven performance.

With its modern presentation, excellent natural light and central location, 13-2 Havelock Street represents a superb turnkey home in the heart of Hawick.

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Approximate Gross Internal Area = 85.0 sq m / 915 sq ft

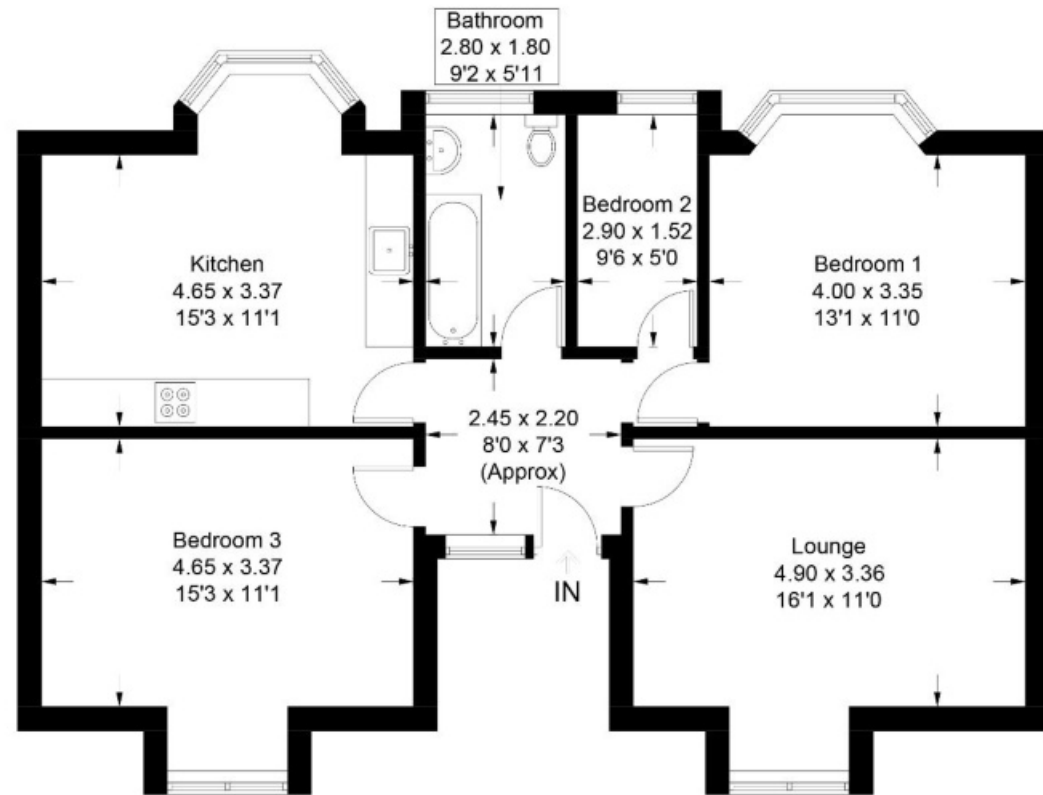


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305434)

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: C

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.