

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1B Morrison Place

Hawick, TD9 0JD



Tucked away in a quiet residential street within Hawick's West End, 1B Morrison Place is a two storey maisonette style property presented for sale in generally good decorative order throughout. Offering comfortable accommodation with scope for a purchaser to personalise to their own taste, the apartment would be ideally suited to the first time buyer, small family or those seeking an investment opportunity.



1B Morrison Place

Hawick, TD9 0JD



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.

Description

Internally, the accommodation is accessed via the rear of the tenement and consists of the entrance hallway, well proportioned sitting room, galley style kitchen and the smaller of two bedrooms on the first floor. Upstairs, the property is home to a generous master bedroom complete with laminate flooring and beautiful views overlooking the town, as well as the bathroom. The property enjoys a good level of storage facilities throughout, as well as a low maintenance shared drying green to the rear - parking can be found at street level.

Services

Mains gas, electricity, water and drainage.

Fixtures & 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.

EPC | Home Report Valuation

C | £60,000

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1B, Morrison Place, Hawick, TD9 0JD

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft

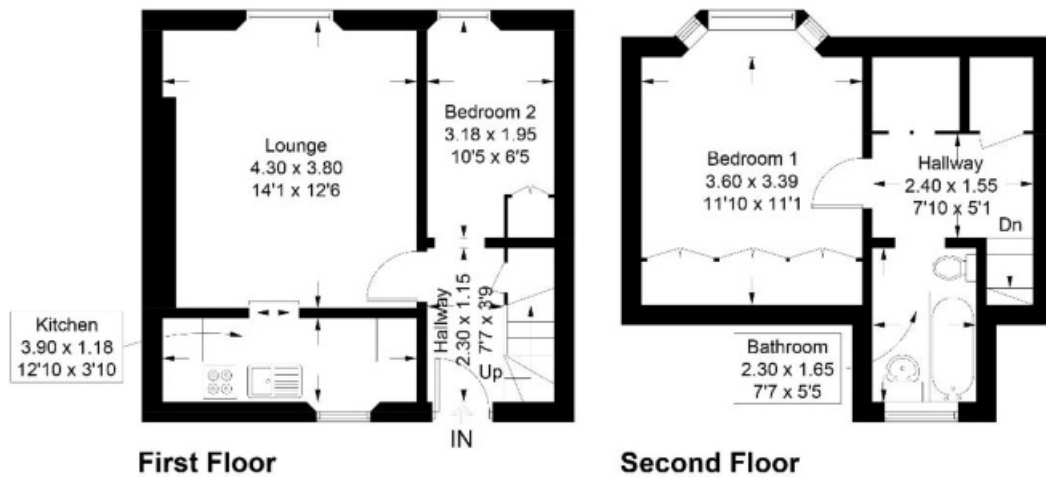


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1308830)

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31/35 High Street,
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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:

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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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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.