

Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**3/1 Orrock Place
Hawick, TD9 0HQ**



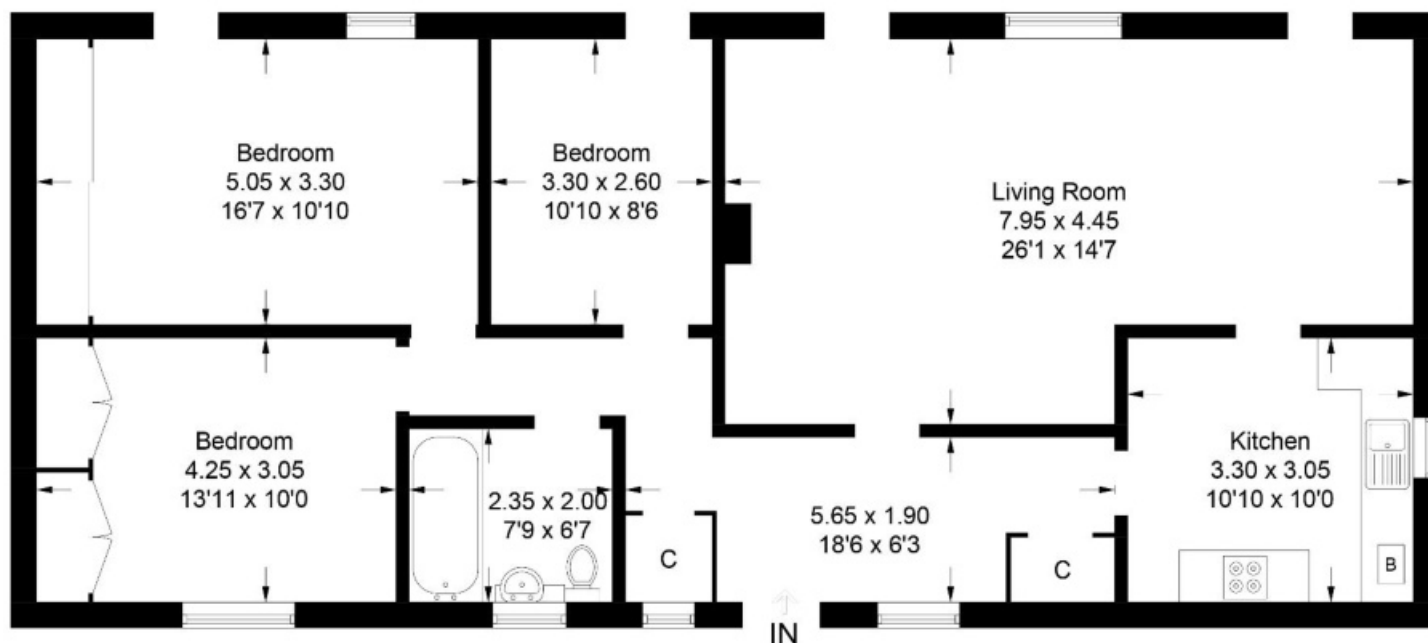
Situated within the heart of Hawick in a convenient town centre location, this spacious three bedroom first floor apartment offers well-proportioned accommodation presented in good order throughout, whilst allowing scope for a purchaser to further personalise to their own taste. Ideally suited to the first time buyer, those looking for a low maintenance investment opportunity or those seeking easy access to local amenities.

The property is accessed via the side of the building and the accommodation itself is centered around the generous living / dining room, flooded with natural light via the double balcony, providing an inviting space. The dining area flows nicely towards the kitchen, fitted with a range of wall and base units and freestanding appliances. The property has the benefit of two double bedrooms, the principal being particularly spacious with fitted wardrobes - the second and third bedrooms have been enhanced by way of the decorative wall paneling, the second being a double with built in storage and the third bedroom being slightly smaller in size but comfortably large enough to host a single or sofa bed.

Externally, the property has the benefit of a private store located within the stairwell, and parking is available within the courtyard to the front.

3/1 Orrock Place

Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310975)

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.

Fixtures and Fittings

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

Services

Mains gas, electricity, water and drainage.

EPC | Home Report Valuation

D | £90,000

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

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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
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
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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.