

Hawick

Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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62 Ramsay Road

Hawick, TD9 0DW



Located within the sought after "West End" of Hawick, 62 Ramsay Road is a one bedroom ground floor apartment offered for sale in good order throughout. Positioned on a good bus route directly into town, the property would be ideally suited to the first time buyer, those looking to downsize or those seeking a ready made investment opportunity.



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Hawick, TD9 0DW



Description

The front door opens up into the entrance hallway, where all accommodation is conveniently accessible. The sitting room is bright and very well proportioned, with glazed patio doors allowing an abundance of natural light to flood the room. Adding warmth and character, a log-burning stove creates a cosy focal point, while a useful storage cupboard houses the combi boiler.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units in grey, complemented by oak-effect laminate worktops. The generous principal bedroom enjoys a spacious feel and offers a comfortable level of accommodation. Completing the interior is a well-appointed shower room, fitted with a walk-in thermostatic shower, WC and wash hand basin set within a vanity unit.

Externally, the property benefits from low-maintenance garden grounds to both the front and rear, thoughtfully laid out with a combination of patio areas and decorative stone chippings, creating attractive outdoor spaces that can be enjoyed with minimal upkeep. Also of note is the timber shed, positioned within the rear garden.

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.

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.

Viewings & Offers

Viewings are strictly by appointment with the Selling Agent.

Offers should be submitted in proper legal form to the Selling Agents. 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.

Home Report Valuation | EPC

£70,000 | C

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Approximate Gross Internal Area = 51.79 sq m / 557 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313473)

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Monday to Friday: 9.00am to 5.00pm
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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.