

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3B Howegate, Hawick, TD9 0AA



3B Howegate is a beautifully renovated first floor apartment located in the heart of Hawick, now presented in immaculate turnkey condition following a full programme of modernisation, rewiring and redecoration. Stylish, fresh and ready to move into, the property offers an ideal blend of contemporary comfort and practical everyday living.

The accommodation is arranged around a welcoming entrance hallway and includes a bright lounge, a newly upgraded modern kitchen, a sleek family bathroom with separate shower cubicle and two well proportioned bedrooms. The renovation has created a crisp, cohesive finish throughout, making the apartment particularly appealing to first time buyers, investors and those seeking a low maintenance home in a central location.

Externally, the property enjoys plentiful on street parking and sits within easy walking distance of Hawick's shops, cafés, schooling and amenities, offering excellent convenience for day to day life. With its fresh modern interior, strong rental history and central position, 3B Howegate represents a superb opportunity for anyone seeking a stylish, move in ready home in the town centre.

3B Howegate

Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

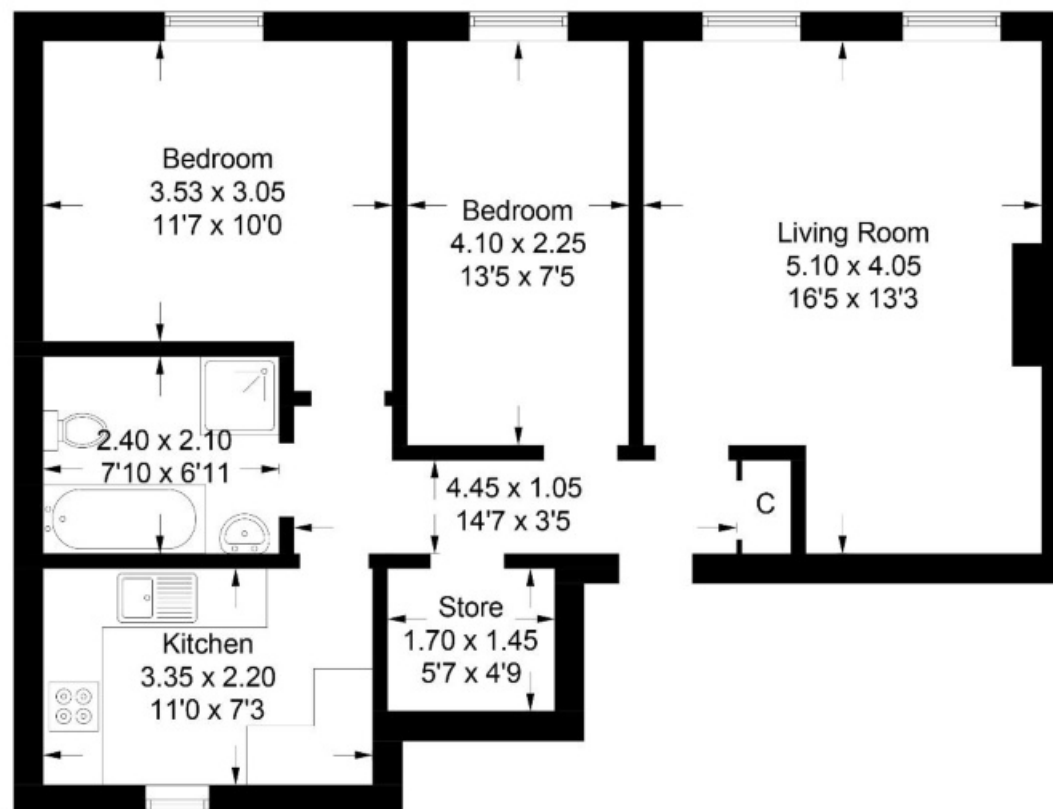


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315260)

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

£75,000 | 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
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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.