

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4/1 Duke Street

Hawick, TD9 9PY



Enjoying a central position within the town within easy reach of local amenities, shops and travel links, 4/1 Duke Street is a well presented ground floor apartment offered for sale in move-in condition. The property should of of particular interest to those looking for ground floor accommodation or those seeking to begin or expand their investment portfolio. Early viewing recommended.



4/1 Duke Street

Hawick, TD9 9PY

EPC
D

Home Report Valuation
£70,000



Description

Internally, the property comprises of the bright and spacious sitting room with glazed patio doors, allowing for a seamless connection to the garden and providing an attractive outlook. Positioned just off the living room, the stylish shower room is finished to a high standard and comprises a walk-in shower, WC, and wash hand basin set within a vanity unit. The galley style kitchen is practically set out for everyday living, with a range of wall and base cabinetry and space to accommodate freestanding appliances. The main bedroom is a generous double, whilst the second bedroom provides versatile accommodation and would serve equally well as a comfortable guest bedroom, home office, or hobby room.

Externally, the communal garden grounds very well tended, mostly laid to lawn and bordered by shrubs and a stone boundary wall. The property has ownership of an external store positioned within the garden grounds, as well as one further store which is tucked away in the communal close.

Services

Mains gas, electricity, water and drainage.

Fixtures & 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

Viewings are by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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.

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Approximate Gross Internal Area = 54.1 sq m / 582 sq ft

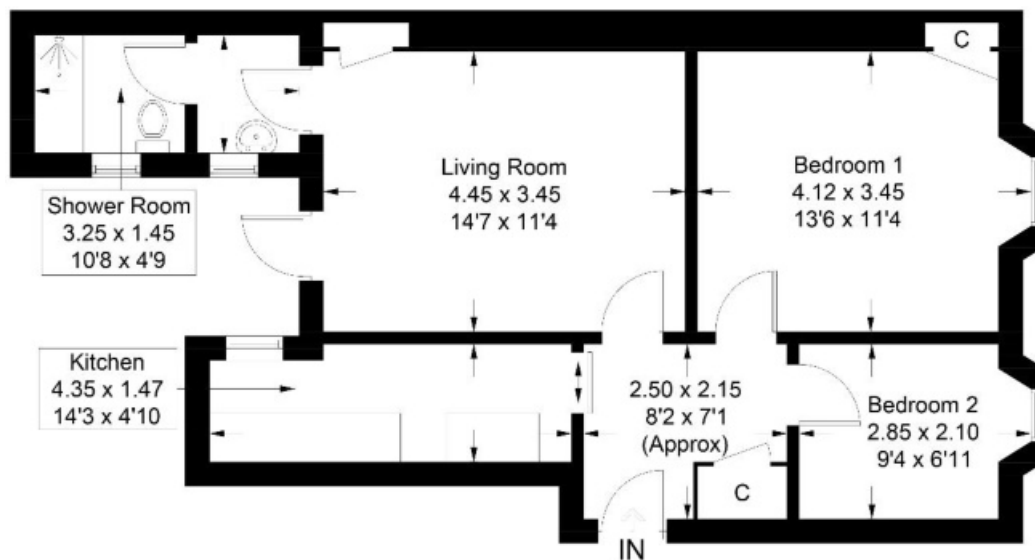


Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1315291)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.