

**Hawick**  
Call 01450 372336

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**14a Howdenbank, Hawick, TD9 7JX**



14a Howdenbank is a well-presented and spacious ground-floor flat forming part of a purpose-built three-storey residential block. Extending to approximately 66m<sup>2</sup>, the property offers bright, comfortable accommodation in true turnkey condition, ideal for a range of buyers seeking a move-in ready home.

The layout comprises a welcoming hallway, a generous lounge, a modern shower room, and two good-sized bedrooms, providing excellent flexibility for everyday living. The flat sits within an established residential area originally constructed for the public sector, with surrounding properties of similar age and character. Local amenities within Hawick are easily accessible, making this a convenient and well-connected location.

Externally, the property benefits from communal garden grounds to the front, sides and rear, finished in grass and paving. Boundaries are formed by brick and stone walls with metal fencing, and the shared outdoor areas offer pleasant space for residents to enjoy.

With its tidy presentation, spacious layout and peaceful setting, 14a Howdenbank represents an excellent opportunity for those seeking a comfortable home in a well-established neighbourhood.

## 14A Howdenbank, Hawick, TD9 7JX

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft

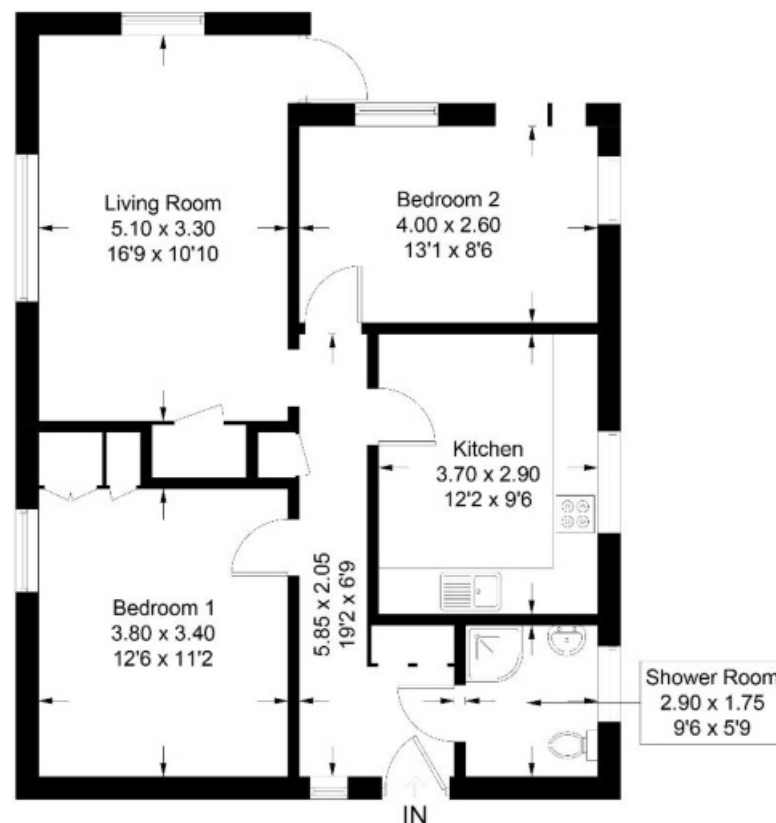


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1322818)

### 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

£70,000 | 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  
Phone: 01450 372336  
Fax: 01450 377463  
Email: [hawick@cullenkilshaw.com](mailto: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.