

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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3/3 Noble Place, Hawick, TD9 9QF



Set within a traditional block close to the River Teviot, 3/3 Noble Place is a beautifully refreshed first-floor flat offering stylish, low-maintenance living in the heart of Hawick. With a bright, comfortable layout extending to around 47m², the property has been thoughtfully upgraded to create a modern, turnkey home ready to move straight into.

Recently redecorated throughout, the flat features a welcoming lounge, a sleek new kitchen, a contemporary shower room, and two well-proportioned bedrooms. One bedroom benefits from premium sound-proofing - installed purely as a personal preference - adding an extra sense of calm and privacy.

The surrounding neighbourhood is a blend of residential and commercial properties, giving the area a lively, characterful feel with a range of amenities close by. The river walks, shops and everyday conveniences of Hawick are all within easy reach.

To the rear, residents enjoy access to a communal courtyard garden, enclosed by concrete block walls - a practical shared outdoor space ideal for fresh air or a quiet moment outdoors.

With its fresh décor, new heating system, new kitchen and bathroom, and move-in-ready presentation, 3/3 Noble Place is an appealing option for first-time buyers, downsizers or investors seeking a smart, easy home in a well-connected location.

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Approximate Gross Internal Area = 47.49 sq m / 511 sq ft

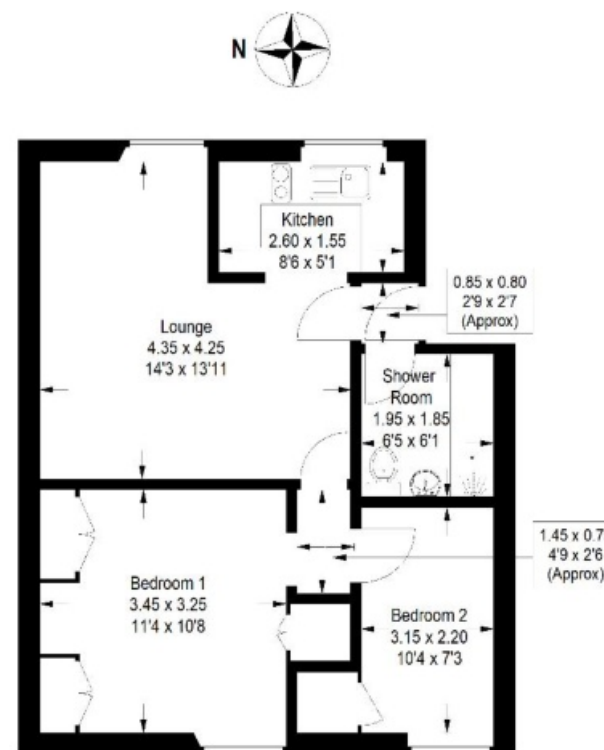


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1323501)

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

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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
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.