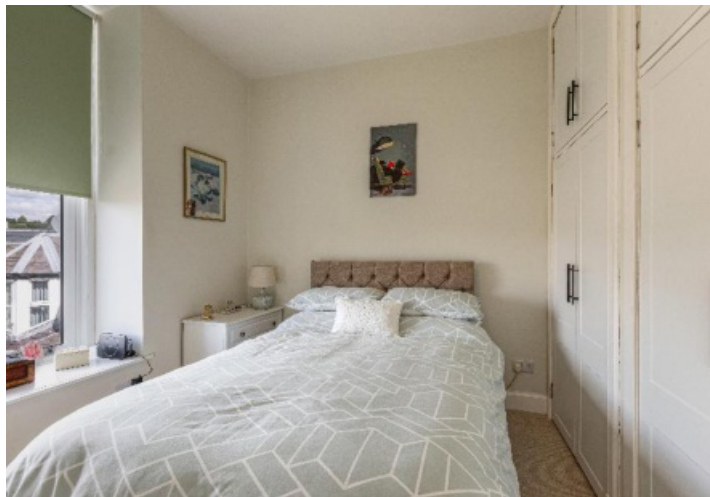


Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS
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**Bottom Flat, 7 Tower Knowe
Hawick, TD9 9DQ**



Enjoying a prominent position within the town, 7 Tower Knowe is a beautifully presented three-bedroom first floor period style flat which has been sympathetically renovated in recent times, blending traditional features with stylish modern finishes. Benefitting from a secure communal entry system, the property would be ideally suited to the first time buyer, small family, or those seeking a low maintenance investment opportunity close to the town centre. Viewing is considered essential to fully appreciate the quality of finish on offer.

Internally, the accommodation is spacious and inviting, with the sitting room benefitting from dual aspect double glazed windows allowing for a generous level of natural light to fill the room. The stunning shaker style kitchen has been thoughtfully designed with quality oak effect worktops and a range of integrated appliances. A dining room provides an ideal base for hosting / entertaining, and could also be utilised as further a further bedroom / home office.

There are three generously sized double bedrooms, two of which have the benefit of built in storage, together with a newly installed contemporary bathroom with shower over bath, WC and wash hand basin. There is a separate cloakroom WC and generous level of storage facilities throughout, as well as a utility cupboard housing a washing machine and dryer.

Bottom Flat, 7 Tower Knowe, Hawick, TD9 9DQ

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

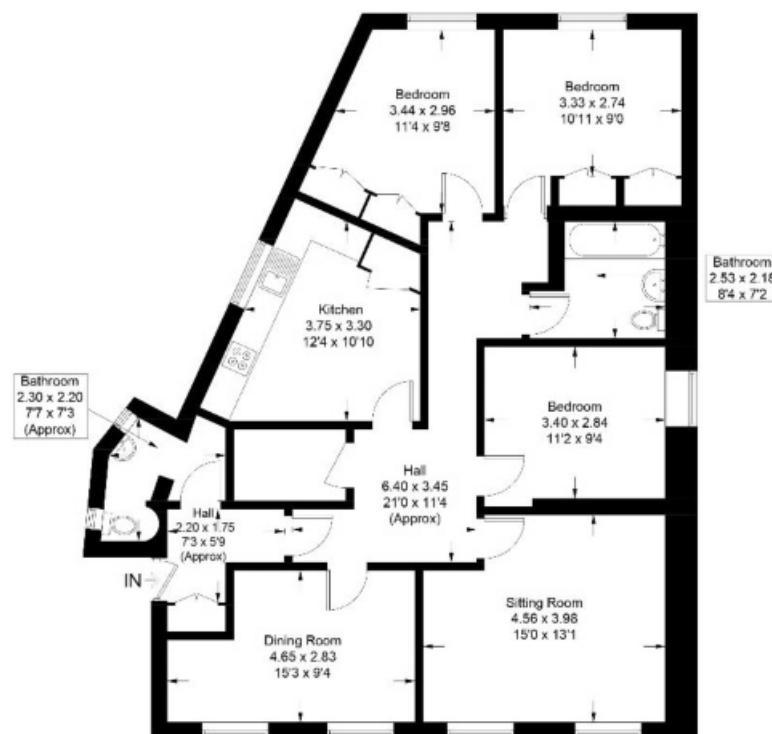


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1325951)

Situation

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.

Services

Mains gas, electricity, water and drainage.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

EPC | Home Report Valuation

C | £150,000

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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Hawick, TD9 9BU
Phone: 01450 372336
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:

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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.