

Hawick

Call 01450 372336



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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18/5 Gladstone Street

Hawick, TD9 0HX



Situated on the top floor of a well-maintained tenement building in the popular West End of Hawick, this attractive one-bedroom flat offers bright & well-proportioned accommodation ideally suited to first-time buyers, investors, or those looking to downsize. It is of considerable note that the property is available with all furniture included in the sale, presenting a fantastic turnkey opportunity for purchasers seeking a ready-to-move-into home.



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Description

Internally, the property is decorated in neutral tones throughout and comprises of the spacious sitting room, flooded with natural light and providing a comfortable living space. Adjacent is the kitchen, which is made up of cream effect wall and base units, complemented by stylish grey splashback tiling and a convenient breakfast bar, ideal for casual dining. The bedroom is positioned towards the rear of the property, with adequate space for a double bed and a range of freestanding furniture. Completing the interior is the bathroom - fitted with a three-piece suite comprising an electric shower over bath, WC, and wash hand basin, vanity unit and heated towel rail. There are two large storage cupboards within the main hallway, as well as a useful boiler and utility cupboard within the communal stairwell immediately outside the flat.

Externally, residents benefit from shared garden grounds to the rear of the property, and ample parking is available on street.

Fixtures & Fittings

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

Services

Mains gas, electricity, water and drainage.

Home Report Valuation | EPC

£55,000 | C

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 & Offers

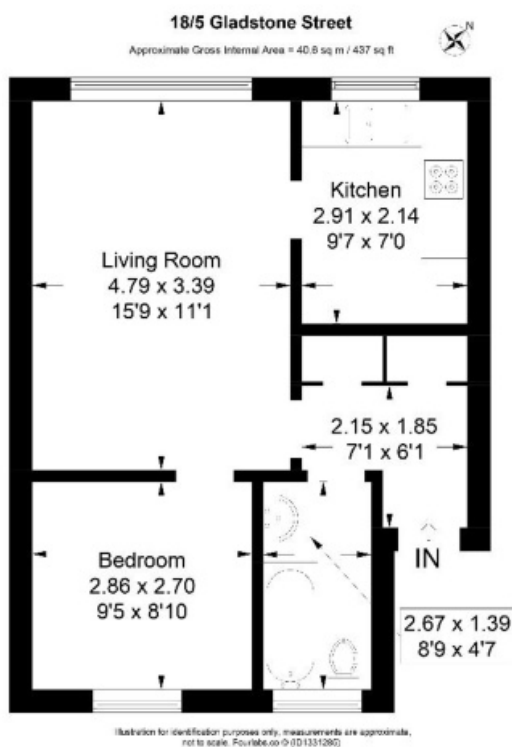
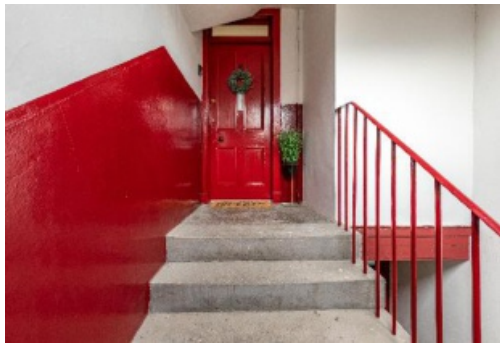
Viewings are strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

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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31/35 High Street,
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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

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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.