

Hawick

Call 01450 372336



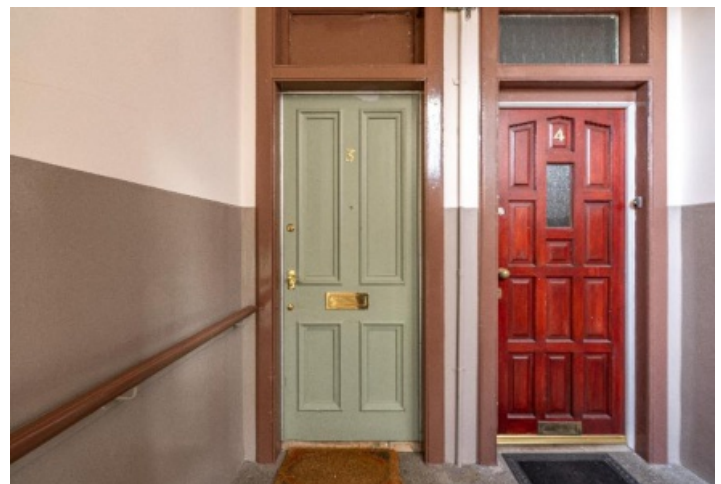
CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16/3 Duke Street

Hawick, TD9 9QB



Occupying the first floor of a purpose built block comprising six residential apartments, 16/3 Duke Street is a well presented one bedroom flat, finished to a high standard with modern fixtures and fittings throughout. Benefiting from a well-maintained communal entrance and neatly kept shared garden grounds to the rear, the property is ideally suited to the first time buyer, small family, or those seeking a ready-made investment opportunity.



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Home Report Valuation | EPC
£55,000 | C

Moveable Items
Some of the furniture may be available by
separate negotiation



Description

Internally, the timber front door opens directly into the entrance hallway, from which all rooms can be accessed. Positioned to the front of the property, the bright and spacious sitting room enjoys an attractive outlook over the River Teviot, with a large double glazed window allowing an abundance of natural light to flood the space. Also located to the front, the kitchen is fitted with a range of wall and base units and offers ample room for dining. The generous double bedroom benefits from a useful built-in cupboard, providing excellent storage with views overlooking the garden grounds. Completing the accommodation is the bathroom, fitted with an electric shower over bath, WC and wash hand basin.

Externally, the communal garden grounds are exceptionally well maintained, being laid predominantly to lawn with mature planted beds and providing a pleasant outdoor space to enjoy. The property also benefits from ownership of a brick-built outhouse located within the garden grounds, as well as a cupboard within the communal stairwell, offering valuable additional storage.

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 & Offers

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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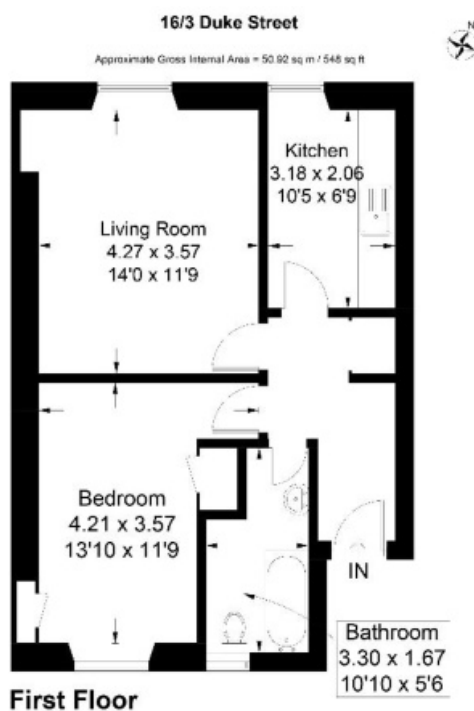


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (01338859)

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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.