

Hawick
Call 01450 372336

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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11-1 Bourtree Place, Hawick, TD9 9HN



Beautifully renovated throughout and presented in true turnkey condition, this stylish ground floor apartment offers an exceptional opportunity for first time buyers, downsizers and buy to let investors alike. Having undergone a comprehensive programme of modernisation, including a stunning new kitchen, contemporary shower room, fresh décor, new flooring throughout and an attractive media wall, the property is ready for immediate occupation with nothing further required.

Conveniently situated within easy reach of Hawick High Street, local amenities and transport links, the property combines modern living with excellent accessibility. The well proportioned accommodation has been thoughtfully upgraded to create a bright, welcoming home with a sleek contemporary finish throughout.

A particular benefit is the ground floor position, making it an ideal choice for those seeking easily accessible living. Externally, residents enjoy access to a shared rear garden, primarily laid to patio, offering an excellent outdoor space with plenty of potential for further landscaping and enhancement.

Whether you are taking your first step onto the property ladder, looking to downsize to an easily maintained home, or seeking a ready made investment property, this beautifully renovated apartment provides comfortable modern living in a central and highly convenient location.

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Approximate Gross Internal Area = 41.22 sq m / 444 sq ft

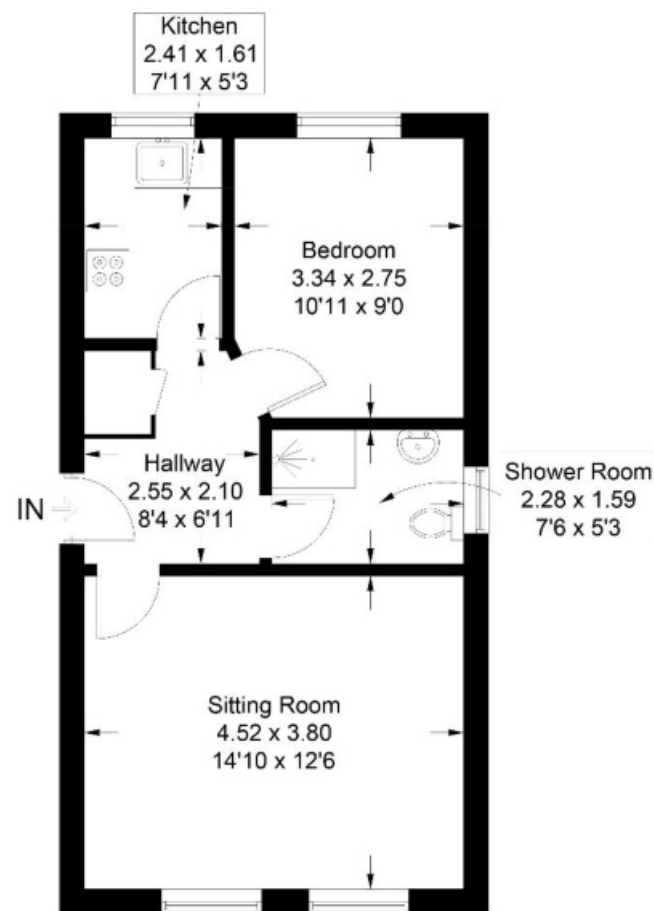


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (101339404)

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

£65,000 | EPC: D

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.

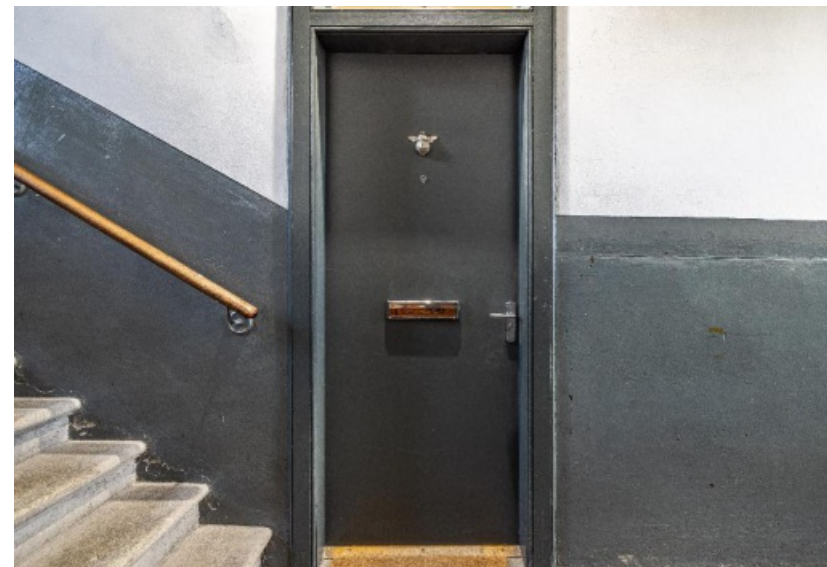
Interested in this property?
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31/35 High Street,
Hawick, TD9 9BU
Phone: 01450 372336
Fax: 01450 377463
Email: hawick@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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.