Hawick
Call 01450 372336

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2-1 Earl Street, Hawick, TD9 9PZ













Situated within easy reach of Hawick town centre and local amenities, this spacious ground floor apartment offers well-proportioned accommodation ideally suited to first-time buyers, downsizers, investors or those seeking accommodation on one level.

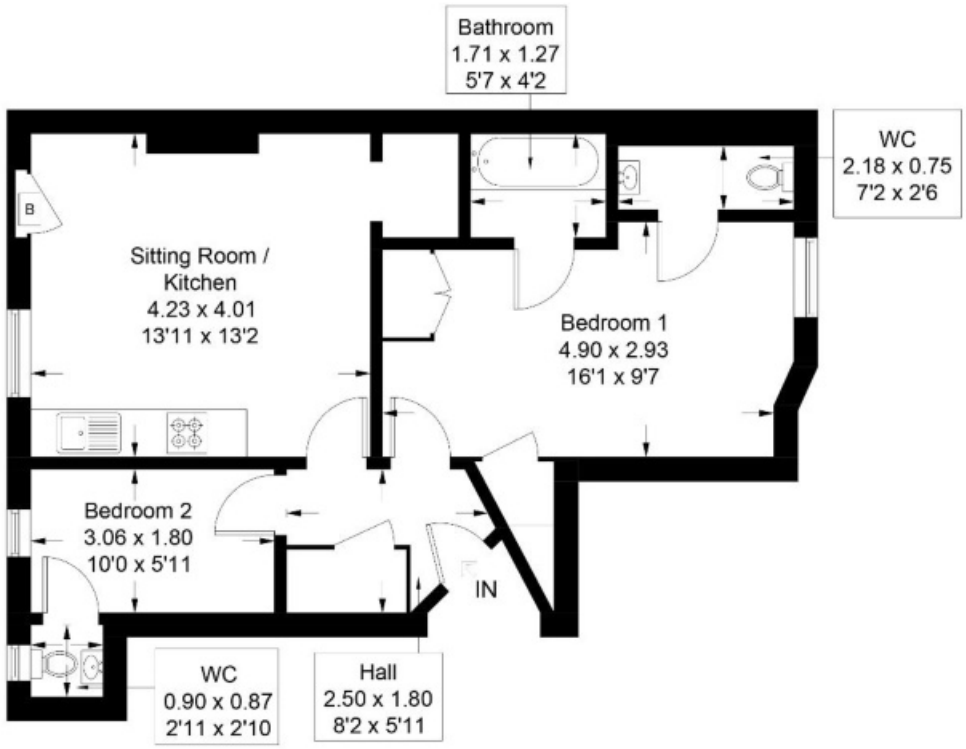
Accessed via a shared entrance close, the property extends to approximately 56 sq m and comprises an entrance hallway, an open-plan sitting room and kitchen, two generous double bedrooms and excellent storage. Bedroom one benefits from an en-suite bathroom, whilst bedroom two enjoys its own WC compartment and wash hand basin, providing a practical and versatile layout.

The property retains a number of traditional features including high ceilings, timber panelled doors and an attractive open fireplace within the sitting room, creating a warm focal point to the living space. Externally, residents benefit from communal garden grounds, a shared drying green and courtyard area, together with useful outbuildings including a brick store and cellar storage.

Conveniently located within a mixed residential and commercial area, the property enjoys excellent access to local shops, services, transport links and all of Hawick's usual amenities.

2/1 Earl Street, Hawick

Approximate Gross Internal Area
50.9 sq m / 548 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349879)

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
£60,000 | 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.

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Interested in this property?

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









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