



18/3 High Street

Offers Over £60,000

Hawick, TD9 9EH



Spacious Two Bedroom Property Located On Hawicks High Street, Featuring A Bright Living Room With Large Windows, Kitchen/Dining Area With Separate Utility, And Offering An Excellent Opportunity For First Time Buyer Or Rental Investment.



18/3 HIGH STREET

This spacious two-bedroom property is ideally located on Hawick's High Street, offers convenient access to local amenities, shops and transport links. The accommodation comprises two well proportioned bedrooms and a neutral, well-presented bathroom. The generous living room benefits from large windows that floor the space with natural light, creating a bright and welcoming environment. To the rear of the property, the kitchen and dining area provide a practical and sociable space for everyday living, with a separate utility room located just off the kitchen for added convenience and storage. With its central location, well balanced accommodation, and bright interior spaces, this property would make an excellent first home or fantastic rental investment opportunity.

LOCATION

Hawick is one of the largest and most historic towns in the Scottish Borders, prominently located on the River Teviot and long recognised as a centre of the region's textile heritage. The town offers a blend of traditional character, modern amenities, and strong community life, making it a popular and practical place to live. • Amenities: Hawick offers an extensive range of shops, supermarkets, cafés, leisure facilities, and professional services. The town is well known for its cultural attractions, including Wilton Lodge Park, local museums, and a strong sporting tradition, all contributing to a vibrant town centre. • Schooling: The town is well served by several primary schools and Hawick High School, providing comprehensive educational facilities for families. • Population: Hawick supports a diverse and active population of around 14,000, with numerous clubs, societies, and annual events reflecting the town's proud traditions and community spirit. • Transport Connections: Hawick benefits from good road links to other Border towns and onward to Edinburgh. Rail connections are available via Tweedbank on the Borders Railway or Berwick-upon-Tweed on the East Coast Main Line. The surrounding landscape offers excellent access to walking routes and outdoor recreation.

HIGHLIGHTS

- Central high street location • Spacious two bedroom accommodation
- Bright living room with large windows & excellent natural light.
- Kitchen and dining ideal for everyday living • Separate utility room off kitchen • Ideal first time buy or investment



ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Kitchen/Diner, Utility Room, Two Bedrooms, Bathroom.

SERVICES

Gas central heating. Mains gas, electric, water and drainage.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating C

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Gross internal floor area is approx. 86m² or thereby.

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £60,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.