

018

01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



8/2 Teviot Crescent, Hawick, TD9 9RE

Guide price £47,500











8/2 Teviot Crescent, Hawick, TD9 9RE

- 1 Bedroom Apartment
- Riverside Setting
- · Double Glazing
- Ideal Downsizing Opportunity
- · Plentiful On-Street Parking

- Town Centre Location
- Electric Heating
- Well-Maintained Communal Hallway
- Investment potential
- Bus Stop Nearby

We are delighted to bring to the market this well presented ground floor one bedroom apartment located within a popular residential area just a short walk to Hawick town centre, ideal for a first-time buyer, downsizer or rental investment. The property benefits from modern fixtures & fittings, electric heating and a garden space towards the rear of the property.

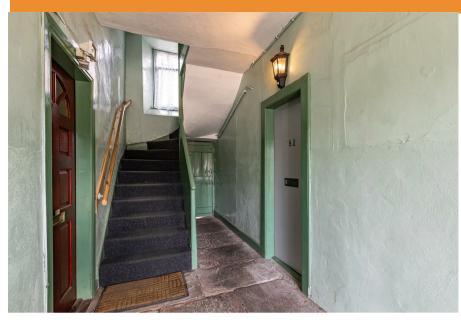
The property is situated close to a variety of local amenities including Sainsbury & Aldi supermarket, restaurants and retail shopping. Hawick town centre is within easy walking distance and a great range of schooling is available nearby including the well-regarded Trinity Primary School and Hawick High school.

- ENTRANCE HALL - LOUNGE/KITCHEN - BEDROOM - SHOWER.ROOM





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Internally

The access is via a well-maintained communal entrance hallway leading to the front door. From the internal hallway, you have access to the lounge / kitchen, bedroom and shower room.

Kitchen

The kitchen is well equipped with an integrated oven and electric hob with a built in extractor hood. The wall and base units are overlaid with a laminated worktops fitted with a stainless-steel sink with mixer tap. There is a space for a freestanding washing machine, fridge and freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal wash basin and shower cubicle with an electric shower and splashbacks.

Externally

The property benefits from communal gardens to the rear of the property laid to lawn and gravel.



All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

Outbuildings

There is a stone built outhouse to the rear of the property benefitting from mains electricity and water, making for a perfect utility space with scope to house the washing machine.

Services

***All mains services. Double glazed UPVC windows and electric panel heaters. Hot water is provided by a hot water cylinder.

Council Tax

Band A.

Fixture & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website or by contacting our office.

Viewings

Strictly by Appointment via James Agent

Offers

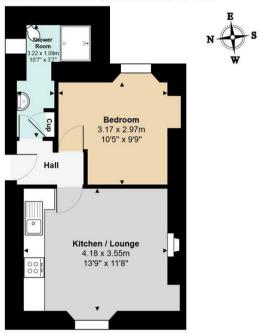




Floor Plans Location Map

8_2 Teviot Crescent Hawick

Approximate Gross Internal Floor Area: 32.3 m2 ... 348 ft2

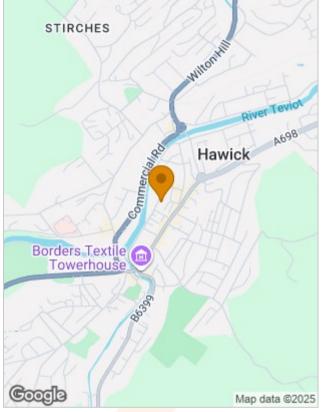


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

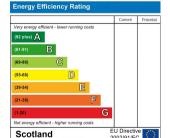


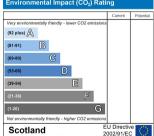
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.