



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



### 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.





### 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

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.









Floor Plans

