



12/2 North Bridge Street, Hawick, TD9 9QW

Guide price £155,000





12/2 North Bridge Street Hawick, TD9 9QW

- Double Upper Apartment
- 4/5 Bedrooms
- 2 Reception Rooms
- Shared Garden
- Town Centre Location
- 2 Bathrooms
- Modern Kitchen and Bathrooms
- Excellent Local Amenities

We are delighted to offer this spacious apartment set over two floors a stone's throw from the centre of Hawick and all local amenities. The property is well-presented throughout and offers generous, versatile accommodation with modern kitchen and bathroom fittings. The property is accessed via a well-maintained communal staircase and further benefits from a shared garden to the rear.

ACCOMMODATION

- HALL - SITTING ROOM - KITCHEN - DINING ROOM - OFFICE/BEDROOM 5 - FOUR DOUBLE BEDROOMS - FAMILY BATHROOM - SHOWER ROOM - LAUNDRY ROOM -



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Internally

The property is very well-presented throughout, with fantastic features including high ceilings and ornate corning. The property is entered into a spacious hall which gives access to two bright reception rooms, modern kitchen, double bedroom and bathroom, as well as an office which could serve as a fifth bedroom. Upstairs are three further bedrooms, shower room and a handy laundry room with washing machine and tumble dryer.

Kitchen

The kitchen has space for a table and is fitted with a range of wall and base units overlaid with stone-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric double oven and 5 ring gas hob, and there is a space for a freestanding fridge-freezer.

Bathrooms

The family bathroom is fitted with a 4-piece suite including WC, pedestal basin, Whirlpool bath and separate shower enclosure with mixer shower and laminated splashbacks.

The upstairs shower room is fitted with WC, vanity sink unit and shower cubicle with electric shower.

Externally

There is a delightful shared garden to the rear of the property, with lawn and attractive patio, bound by timber fencing.



Location

Hawick is the largest of the Border towns and lies on the banks of the River Teviot. Historically known for its textile industry, Hawick is the home of brands such as Lyle & Scott, Pringle of Scotland and Johnstons of Elgin. The town also provides an extensive choice of amenities ranging from a leisure centre to a variety of specialist independent shops and several major supermarkets. An eclectic selection of restaurants and hotels and a cinema complex are situated around the High Street area of town. The award-winning Wilton Lodge Park and a newly-completed complex of off-road active travel routes provide access to the educational hub where Borders College technology innovation centre lies close to the site of the new High School scheduled for completion in a couple of years time.

The town enjoys several festivals; the International Alchemy Film Festival, Borders Reivers, Common Riding and truly magical Christmas celebrations. Hawick is also famous for the Mansfield Park home of Hawick Rugby Football Club.

The A7 trunk road provides excellent links to Edinburgh and the south with the revived Borders Railway close by at Tweedbank. Regular bus services link to Carlisle, Edinburgh and Newcastle Airport.

Fixture & Fittings

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

Council Tax Band

Band C

Services

Mains water, gas, electric and drainage. Modern gas heating. Double glazing.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

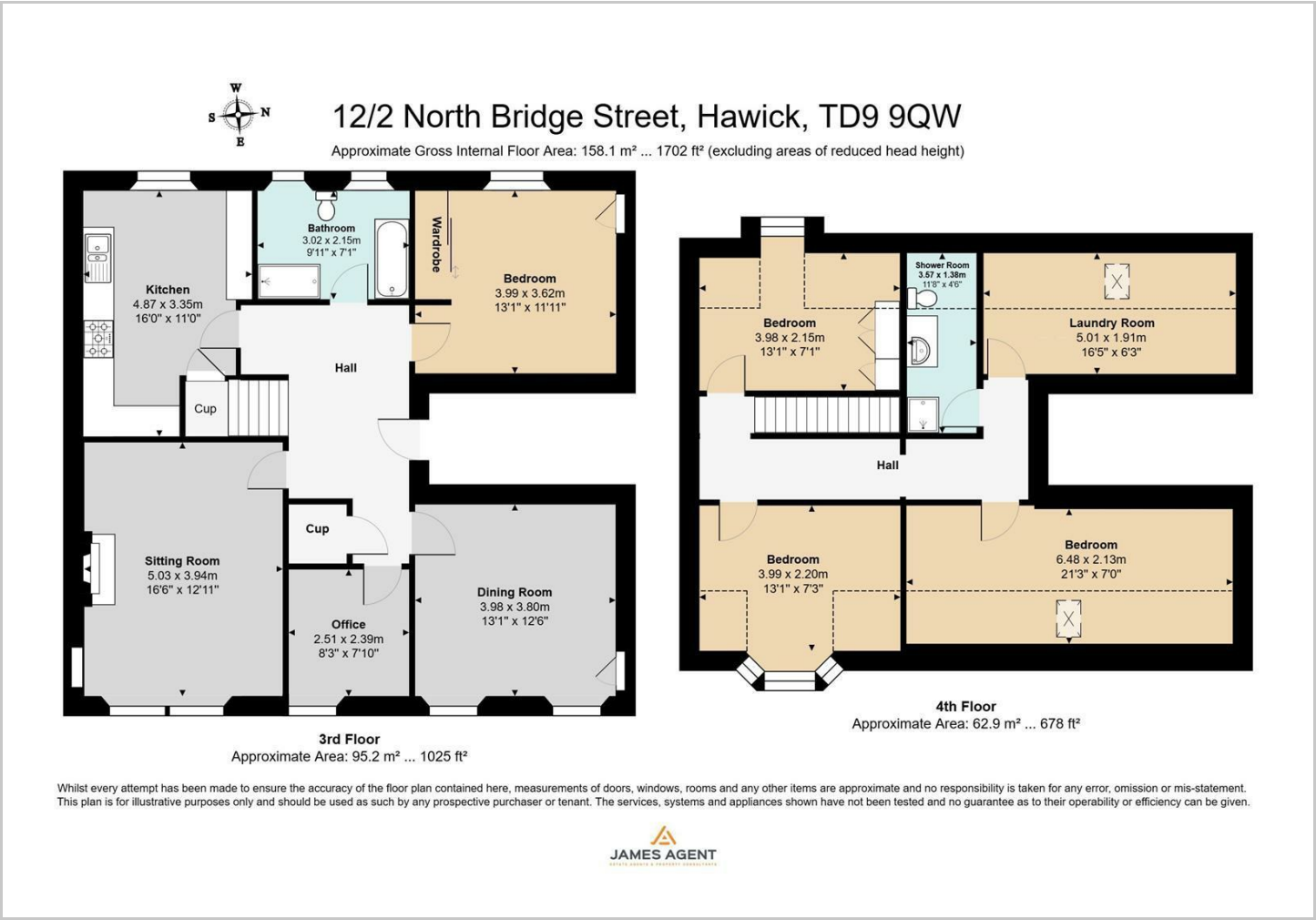
Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. 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 anytime.





Floor Plans

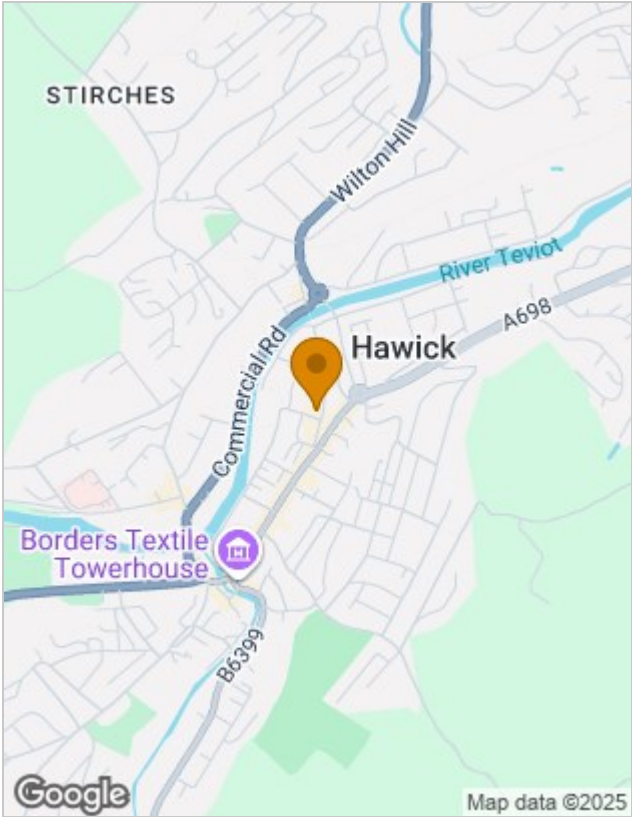


Viewing

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

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.

Location Map



Energy Performance Graph

