



Flat 1, 11 Green Terrace, Hawick, TD9 0JG

Guide price £99,500





Flat 1, 11 Green Terrace Hawick, TD9 0JG

- 3 Bedroom Flat
- Well-Maintained Communal Hallway
- Modern Fixtures & Fittings
- Ideal First-Time Buy
- Double Glazing
- Very Well-Presented
- Popular Residential Location
- Schooling Close-by

We are delighted to bring to the market this very well-presented three-bedroom first floor flat in a very popular residential area close to Hawick town centre. The property benefits from modern fixtures & fittings, fresh decoration, modern gas central heating and double glazing.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and Moat Park. A great range of schooling is available nearby including the well-regarded Drumlanrig St Cuthbert's Primary School and Hawick High School.

- ENTRANCE HALL - LOUNGE - KITCHEN - 3 BEDROOMS - BATHROOM -



Internally

The property is entered on the first floor into the entrance hallway which offers access to all rooms. The lounge is of a good size and the bright kitchen has plentiful space for a dining area. The property offers three well-proportioned bedrooms and a bathroom. The property benefits from gas-central heating and double glazing throughout.

Kitchen

The kitchen is fitted with a good range of wall and base units with wood-effect worktops incorporating a stainless-steel sink with mixer tap. Built-in appliances include an electric oven and hob with a stainless steel extractor fan. There is also undercounter space for a washing machine and dishwasher.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, vanity basin and bath with mixer shower with tiled splashbacks.

Externally

There is a communal courtyard area to the rear of the property.

Services

All mains services, gas central heating and double glazing.





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, curtain poles and integrated appliances are to be included within the sale.

Council Tax Band

Band A.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

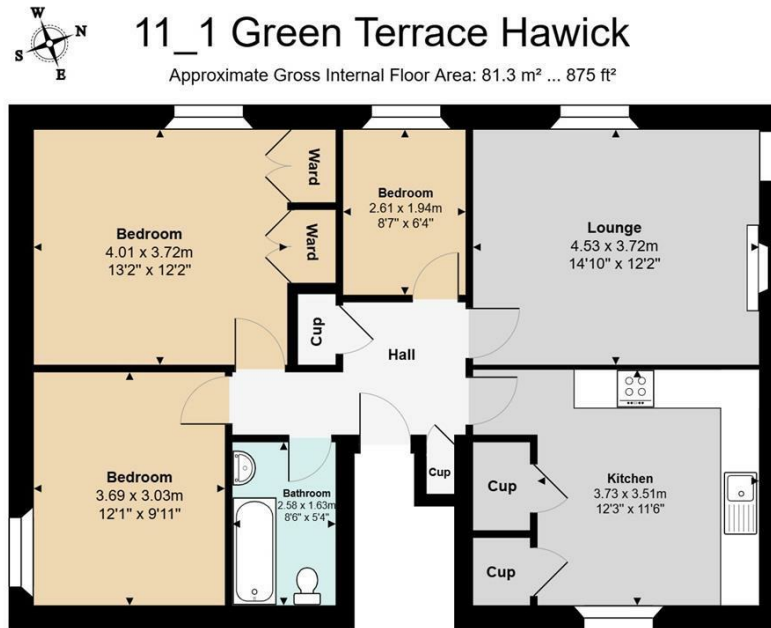
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



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.

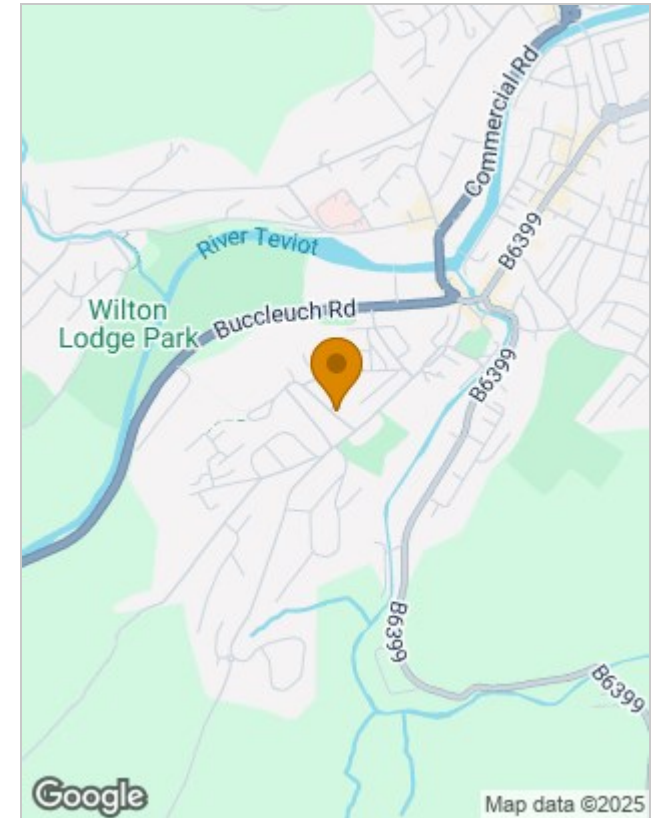


Viewing

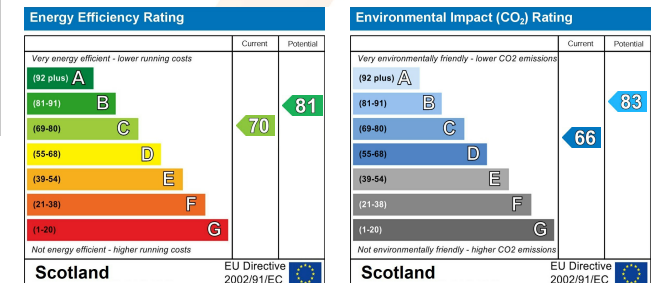
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB