



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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7C Loan, Hawick, TD9 0AU

Guide price £87,500



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# 7/C Loan

Hawick, TD9 0AU

- Spacious Maisonette
- Large Lounge
- Gas Central Heating
- Ideal First-Time Buy
- Close to Town Centre
- 3 Bedrooms
- Dining Kitchen
- Fresh Decor & Carpets
- Fantastic Rental Investment

We are delighted to bring to the market this spacious 3 bedroom first and upper maisonette within an attractive sandstone building in a most central location within walking distance of all amenities available within Hawick town centre.

The property itself provides freshly decorated accommodation equating to around 92m<sup>2</sup> (1000 sq. ft) which makes this an exceptionally large property with ample space and light throughout. The property further benefits from gas central heating and double glazing.

## ACCOMMODATION

- HALL LANDING (WITH LARGE STORAGE CUPBOARD) - DINING KITCHEN - LOUNGE - BATHROOM - 3 BEDROOMS -



Guide price £87,500



## Internally

Accessed from the first floor, the entrance has a stair leading to half landing with large walk in store room and then a stair to the main hallway. At the left hand side is a very useful walk in storage area which also houses the modern consumer unit.

Large front facing lounge with two double glazed windows to the front which have a really nice outlook over the village and countryside. The room is freshly painted and has a new fitted carpet and focal fireplace.

A staircase at the side of the lounge leads to the upper floor which has three bedrooms. The front bedroom has even better views to the front, walk in storage cupboard and a further cupboard at the front. The two rear bedrooms are both freshly decorated and have new carpet.

## Kitchen

At the rear is the large dining kitchen which comprises wooden fronted floor and wall storage units on a well laid out corner location and this means the remainder of the room has space for a large breakfasting or dining table. At the far side of the kitchen and open plan is a utility area with sink unit.

## Bathroom

Modern tiled bathroom with white three piece suite including; WC, pedestal basin and bath with electric shower and glass shower screen.



### Externally

There is a well-maintained communal courtyard accessed via the stairwell.

### 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, a variety of specialist independent shops including small supermarkets, and a selection of restaurants and hotels, mostly situated around the High Street area of town.

The annual Common Riding, which is one of the oldest Border festivals combines the annual riding of the boundaries of the town's common land with the commemoration of a victory over an English raiding party in 1514. Hawick is also well known for its rugby at Mansfield Park, home of Hawick Rugby Football Club, plus its events in the town which include the Summer Festival and the Hawick Reivers Festival.

The A7 which runs through Hawick provides excellent links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the station lying approximately eighteen miles away. There is also a bus service with links to Carlisle, as well as Edinburgh and the other Border towns.

### Fixtures & Fittings

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

### Council Tax

Council Tax Band A.

### Viewings

Strictly by appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested 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 any offer at anytime.





