

HASTIN^{LEGAL}&S



18/2, High Street

Offers Over £47,500

Hawick , TD9 9EH



1 bed



1 public



1 bath



Well-presented One-bedroom Upper Floor Flat
Situated In The Heart Of Hawick Town Centre.
An Ideal First-time Purchase, Buy-to-let
Investment Or Holiday Accommodation
Opportunity.



This well-presented one-bedroom upper floor flat enjoys a central position on Hawick's High Street, providing immediate access to local amenities, shops, cafés and transport links. The accommodation comprises a spacious sitting room finished in modern neutral tones, creating a comfortable and welcoming living space. The property also offers a generous double bedroom, fitted kitchen and well-appointed bathroom. Throughout, the accommodation is practical, easy to maintain and ideally suited to a range of purchasers. Benefiting from its convenient town centre location, the property would make an excellent first-time purchase, buy-to-let investment or holiday let. With strong rental demand in the area and low-maintenance accommodation, this is an appealing opportunity for both owner occupiers and investors alike.

LOCATION

Hawick is one of the largest and most historic towns in the Scottish Borders, prominently located on the River Teviot and long recognised as a centre of the region's textile heritage. The town offers a blend of traditional character, modern amenities, and strong community life, making it a popular and practical place to live.

- **Amenities:** Hawick offers an extensive range of shops, supermarkets, cafés, leisure facilities, and professional services. The town is well known for its cultural attractions, including Wilton Lodge Park, local museums, and a strong sporting tradition, all contributing to a vibrant town centre.
- **Schooling:** The town is well served by several primary schools and Hawick High School, providing comprehensive educational facilities for families.
- **Population:** Hawick supports a diverse and active population of around 14,000, with numerous clubs, societies, and annual events reflecting the town's proud traditions and community spirit.
- **Transport Connections:** Hawick benefits from good road links to other Border towns and onward to Edinburgh. Rail connections are available via Tweedbank on the Borders Railway or Berwick-upon-Tweed on the East Coast Main Line. The surrounding landscape offers excellent access to walking routes and outdoor recreation.

HIGHLIGHTS

- Prime High Street location
- Ideal first-time purchase
- Excellent buy-to-let investment opportunity
- Suitable as holiday accommodation or weekend retreat
- Low-maintenance accommodation in town centre setting

ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Kitchen, Double Bedroom, Bathroom.



SERVICES

Gas central heating. Mains gas, electric, water and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Band D.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Gross internal floor area is approximately m² or thereby.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £47,500 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.