



20/4 Oliver Crescent Hawick TD9 9BQ

Built around 1900 this sandstone built Town House, forms part of a purpose built block containing seven residential units.

This first floor town house, benefits from its own private ground floor entrance as well as an entrance via the communal close.

The accommodation comprises; Hallway, dining kitchen, large living room with corner bay window, two double bedrooms and bathroom with separate bath and shower. In total around 86 SQM of living space.

Benefitting from GCH (combi-boiler) and UPVC double glazing.

The property is presented in a lovely modern style and would make an excellent first time purchase or buy-to-let investment.

It has a new kitchen with integrated white goods, new decor, new floorcoverings, blinds, light fittings and a new combi boiler.

Benefitting from many original features, such as high skirting, ornate cornicing, original doors.

There is a shared courtyard to the rear with private storage shed and ample on-street parking in the near vicinity

What we like about this property

Private main door entrance, Location, Style







Council Tax Band: A

EPC Rating: D

Viewing:

Strictly via Jim Hay , 100% accompanied

Important Notice:

Jim Hay Estate Agents Ltd, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Jim Hay Estate Agents Ltd. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com