



Penthouse Flat 2 The Exchange Dovecote Street Hawick TD9 9QJ

This 3/4 bedroom penthouse property was converted from a former telephone exchange building around 2007.

The property can be accessed via Laidlaw Terrace and Dovecote Street and has a large private residents car park. There are landscaped garden areas, all neatly kept by the local residents association. This association also looks after the factoring of the building and includes, lift servicing, utility bills for common areas, cleaning of common areas, roof repair and upkeep of car parking, the monthly cost is £78.

The accommodation comprises; Entrance Hallway, fully fitted kitchen, spacious open plan living/dining room, with large window, overlooking the town and river, mezzanine floor with small office/bedroom/playroom, Master Bedroom, with en-suite shower room, two further double bedrooms and a family bathroom.

The property benefits from GCH and UPVC double glazing. There is ample storage inside and a very handy storage cupboard in the external hallway.

Presented in clean and tidy order with modern decor, it is an ideal property for anyone looking for safe secure living with easy lift access. It is very light, with great views over the town and beyond. Easy maintenance, centrally located and private parking.

Excellent opportunity to downsize from a larger property without the compromise of space.

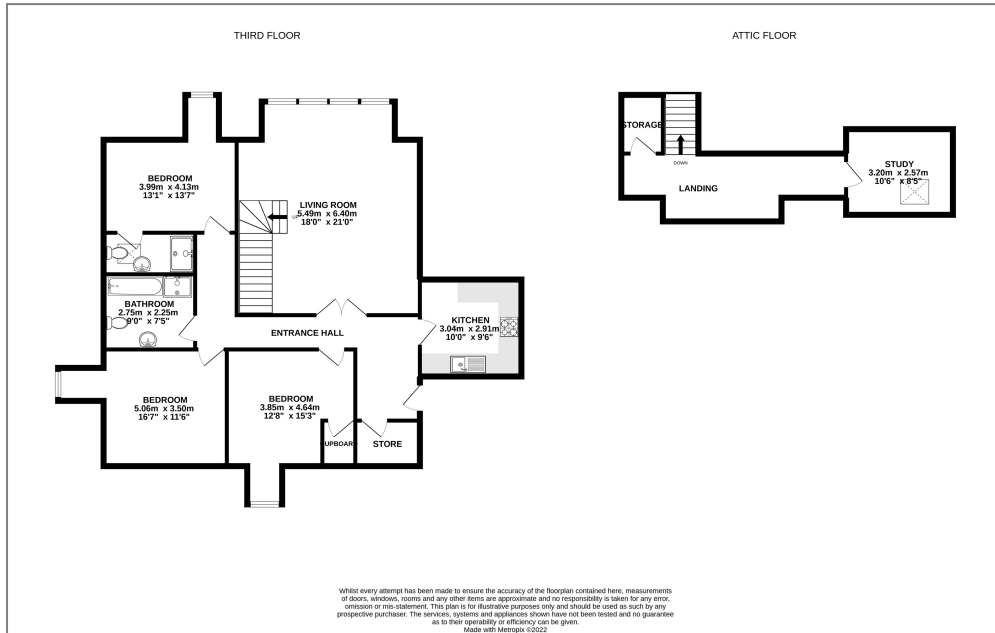
Must be viewed to fully appreciate.

What we like about this property

Lift Access, Spacious & Bright, Private Parking, Central Location, Lovely Outlook.







Council Tax Band: B

EPC Rating: B

Viewing:

Stricly 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