



7 Longcroft Road Hawick TD9 0BT

In Region Of £50000

## 7 Longcroft Road Hawick TD9 0BT

Built around the 1950s, of brick, externally rendered, under a pitched slate roof by the local authority. This upper quarter style house is presented in good order throughout.

Located in the ever popular West end of town, within easy walking distance to Drumlanrig Primary school.

The accommodation comprises; Entrance hallway and stairwell, upper landing, living room, kitchen, 2 double bedrooms and a bathroom with bath and shower cubicle. In total around 65 SQM of living space.

Benefitting from GCH (back boiler) and UPVC double glazing.

It is presented in good clean and tidy order, but would benefit from a degree of cosmetic updating.

Outside there is an area of garden to the side of the property with a storage shed and an area of garden to the rear laid to lawn.

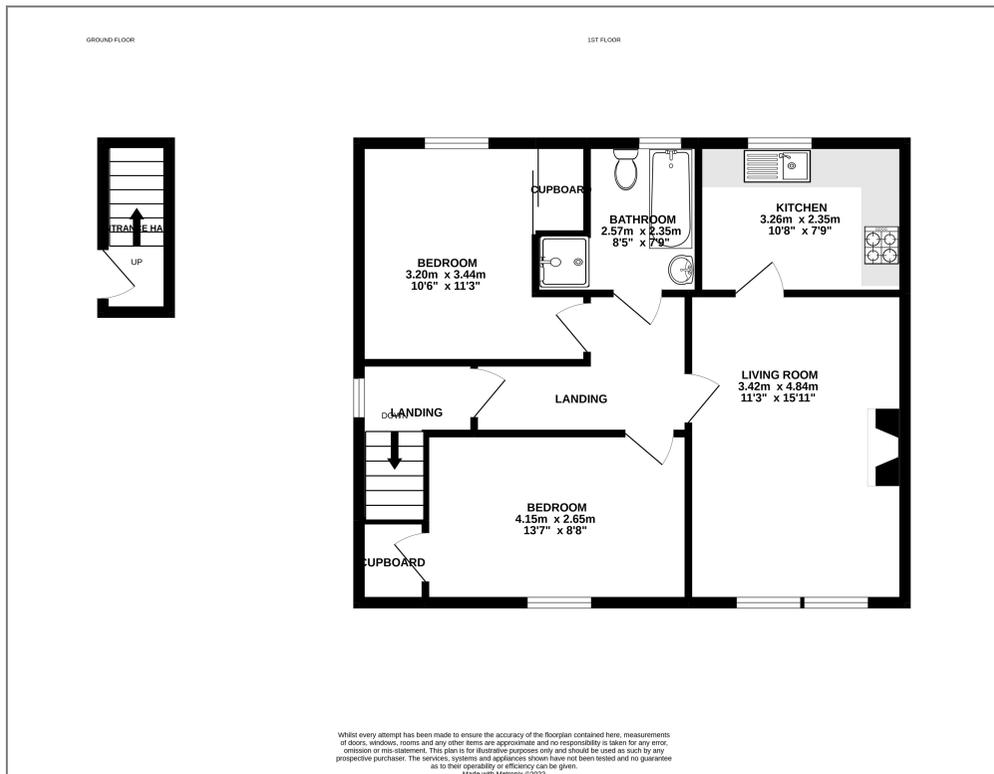
An excellent first time purchase or buy-to-let opportunity. It may be possible to extend into the roof space, providing another bedroom & bathroom, given the requisite planning permission.

### What we like about this property

Location, Potential, Bright & spacious







Council Tax Band: B

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied

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