



## 1B Sandbed Hawick TD9 0HF

very centrally located second floor flat, overlooking the sandbed in Hawick.

The property requires a degree of cosmetic updating, which has been reflected in the price, but has great potential, with the opportunity to develop the attic floor, given the requisite planning authority.

The accommodation comprises; Hallway with good storage, living room with double aspect windows, bedroom with fitted wardrobes, kitchen and bathroom. In total around 46 SQM of living space.

Benefitting from mains gas and electric.

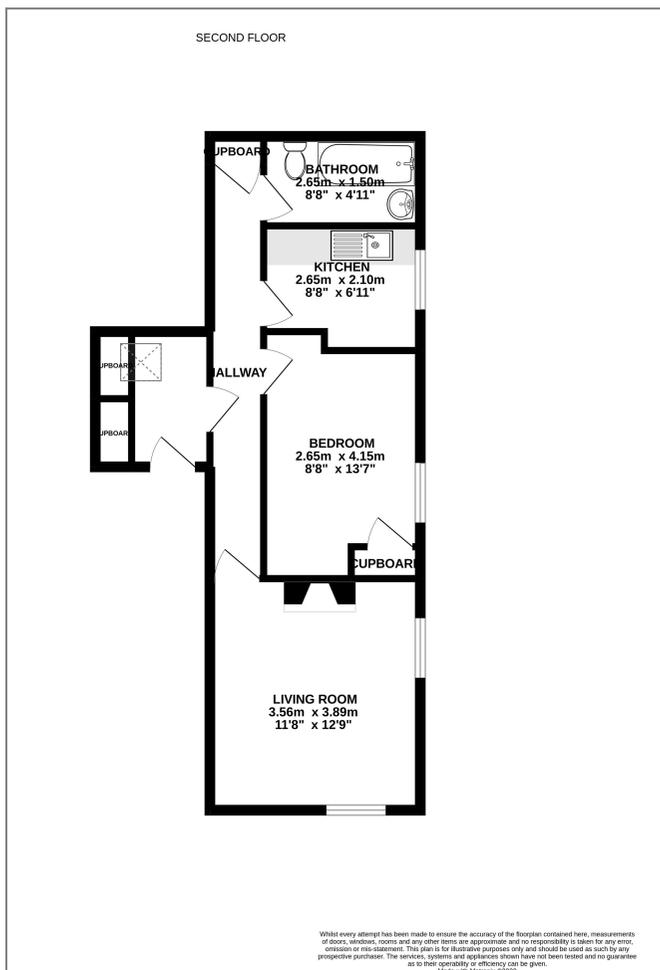
Excellent opportunity for someone looking for a renovation project, great potential.

### What we like about this property

Development Potential, Central Location, Price







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Council Tax Band: A

EPC Rating: D

### Viewing:

Strictly via Jim hay , 100% accompanied.

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