



21/3 Lothian Street Hawick TD9 9HD

Built around 130 years ago of solid stone under a pitched slate roof, this purpose built first floor flat, forms part of a three storey block containing five other residential units.

The accommodation comprises; Entrance hallway, kitchen, living room, bedroom and shower room in total around 45 SQM of living space. Benefitting from GCH and UPVC double glazed windows. The combi-boiler has been renewed in the past few years.

The property is presented in excellent order throughout with a lovely fully tiled shower room.

Centrally located, being only a short walk to the High St and local shops. There is a large public car park adjacent to the flat.

Outside there is a shared garden to the rear and an outhouse.

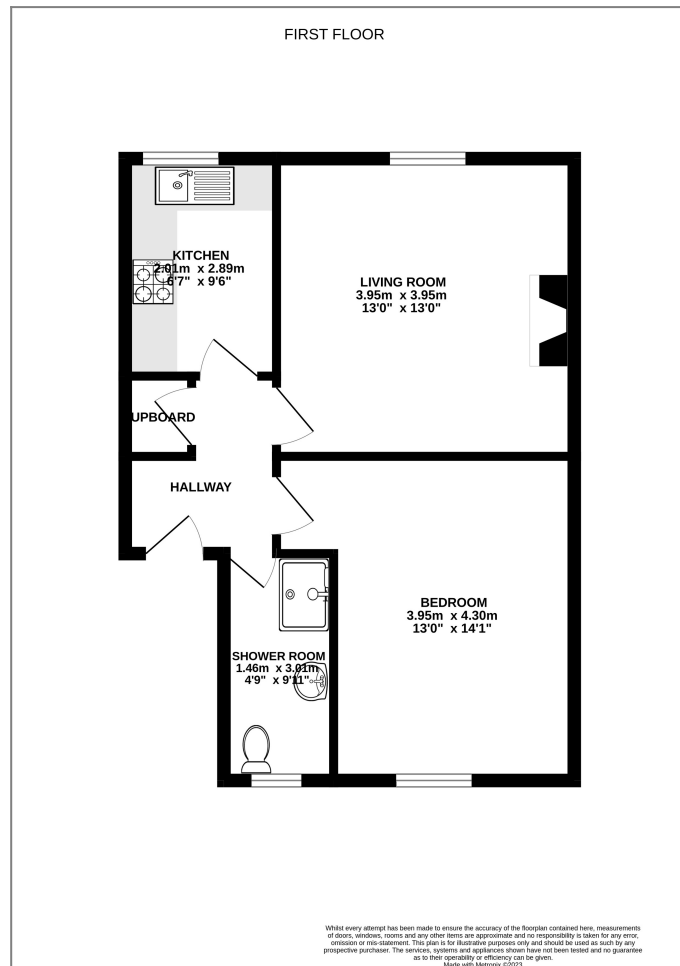
Would make an excellent first time purchase or a great buy-to-let prospect.

What we like about this property

Central Location, Presentation, Condition







Jim Hay Estate Agents Ltd

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

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com

Council Tax Band: A

EPC Rating: C

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.