



## 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.

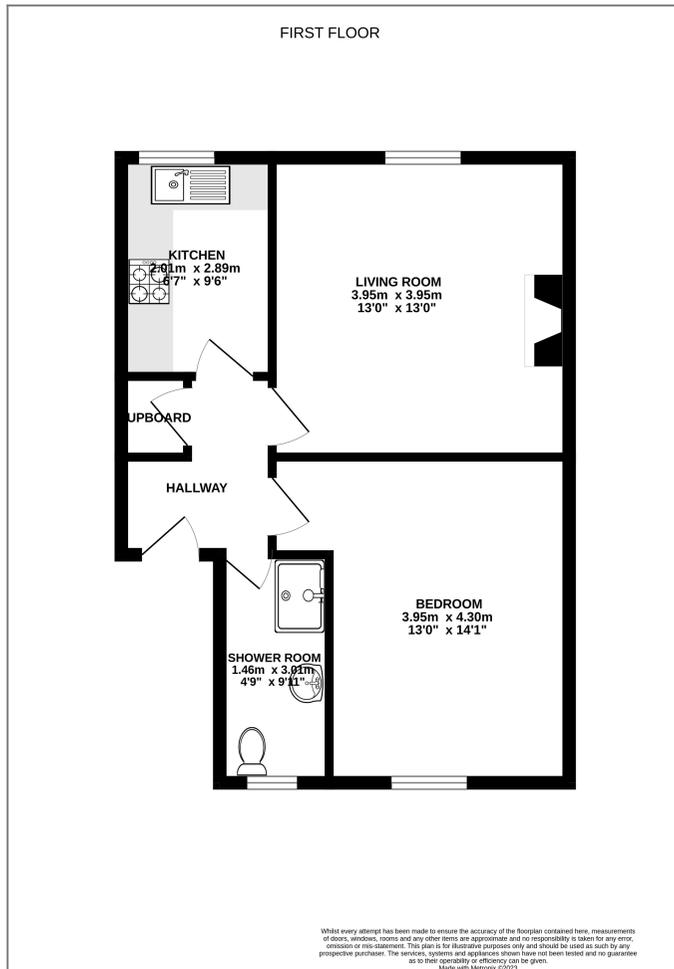
Would make an excellent first time purchase or a great buy-to-let prospect.

### What we like about this property

Central Location, Presentation, Condition







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Council Tax Band: A

EPC Rating: C

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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