



8D Elm Grove Hawick TD9 9JW

In Region Of £85000

## 8D Elm Grove Hawick TD9 9JW

Built around 130 years ago of sandstone under a pitched slate roof. This purpose built second and attic floor maisonette forms part of a four storey block, containing 4 residential units.

Situated in the ever popular 'terraces' area of town, it is not far from the town centre and local schooling.

The accommodation comprises; Entrance Hallway, Living Room, second public room or 4th bedroom, kitchen and bathroom on the second floor, with 2 double bedrooms and a single bedroom on the upper floor. In total around 94 SQM of living space.

Benefitting from GCH (combi-boiler) and UPVC double glazing.

The property is presented in modern clean and tidy order and has lovely open views to the front and rear. There is a shared garden /drying green to the rear and ample on-street parking nearby.

Would make an excellent family property or great buy-to-let, or Air B & B.

Must be viewed to fully appreciate.

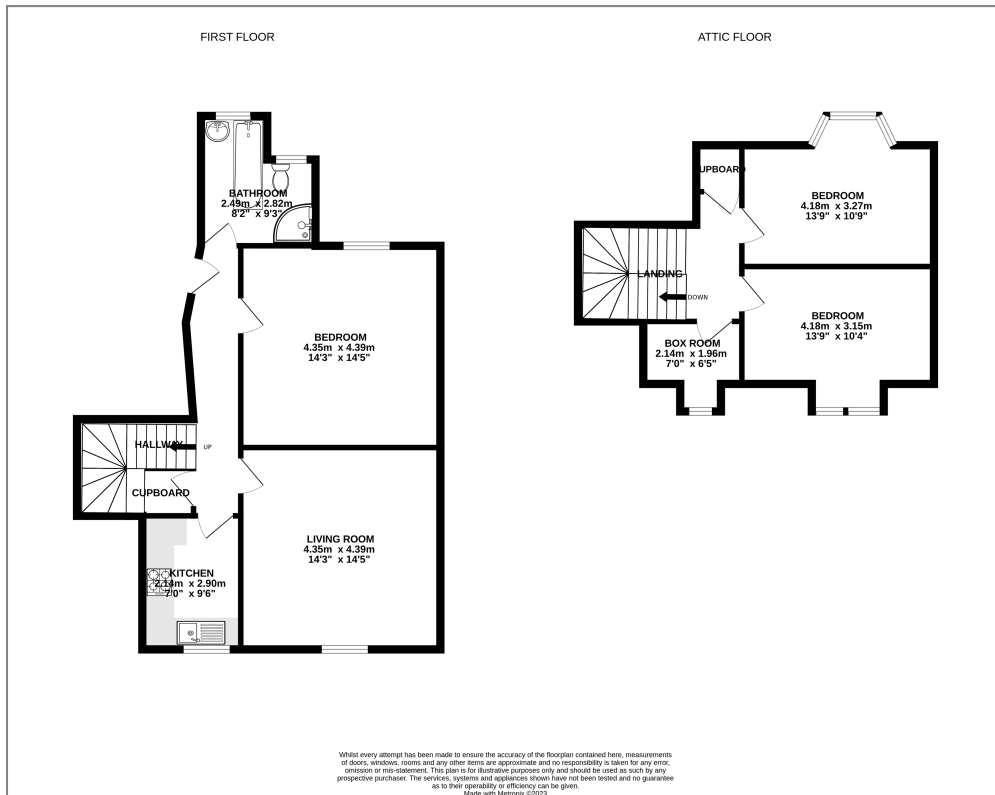
### What we like about this property

Size, Location, Condition









Jim Hay Estate Agents Ltd

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

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)

Council Tax Band: B

EPC Rating: D

**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.