



18 Top Oliver Crescent Hawick TD9 9BQ

In Region Of £72,000

## 18 Top Oliver Crescent Hawick TD9 9BQ

This purpose built second floor flat forms part of a block containing 4 residential units. Built around 130 years ago of sandstone it has been altered over the years to provide the current layout.

Situated in a quiet residential street only a short stroll to the town centre and all local amenities.

The accommodation comprises; Hallway, dining kitchen, living room, dining room/ 3rd bedroom, 2 further double bedrooms and bathroom. In total around 115SQM of living space. Benefitting from GCH with combi-boiler and UPVC double glazed windows. The property has more than ample storage space.

Presented in very clean and tidy order, it would benefit from a degree of cosmetic updating.

Outside there is a shared drying green /garden and 3 private outhouses and a share of an old wash house.

Would make an excellent family property or buy-to-let, air B & B. This property is now 20% under HR value and has a great rental yield.

Must be viewed to fully appreciate.

### What we like about this property

Versatile Layout, Dining Kitchen, Central location, Price







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.

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)