



## 5/2 Sandbed Hawick TD9 0HE

Built around 130 years ago of sandstone under a pitched slate roof, this first floor flat forms part of a 3 storey block containing 3 residential units and a commercial premise at ground floor level.

Very centrally located, its ideal for anyone wanting to be in the heart of town, with all local services at hand.

The accommodation comprises; Entrance hallway, living room, kitchen, bedroom (with large dressing room) and bathroom. In total around 53 SQM of living space.

Benefitting from GCH (Vailant boiler) and UPVC double glazed units. Presented in clean and tidy order.

To the rear the property has its own private parking space.

The property is currently tenanted. The tenant has been in situ for many years and is happy to remain should anyone purchase as a buy-to-let opportunity.

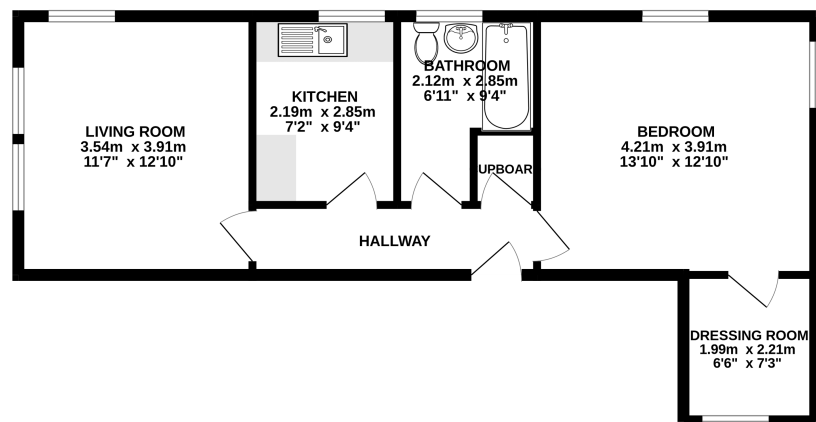
### What we like about this property

Location, size, business opportunity, Private Secure parking





## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band: A

EPC Rating: D

### Viewing:

Strictly via Jim Hay, 100% accompanied.

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