



100 Ramsey Road Hawick TD9 0DW

Guide Price £75,000

## 100 Ramsey Road Hawick TD9 0DW

Built around 1950 by the local authority this traditional quarter house is constructed of cavity brick , externally rendered under a pitched slate roof.

Located in the ever popular west end of town, the property benefits from a large private south facing garden and 2 bathrooms.

Accommodation comprises; hallway , living room (with patio doors leading to garden), bedroom , en-suite shower room, bathroom and kitchen. In total around 50 SQM of living space.

Benefitting from GCH & DG and cavity wall insulation. There are gardens to the front and rear, laid mainly to lawn, with established trees & shrubs.

The front garden could provide off-street parking given the relevant planning permission.

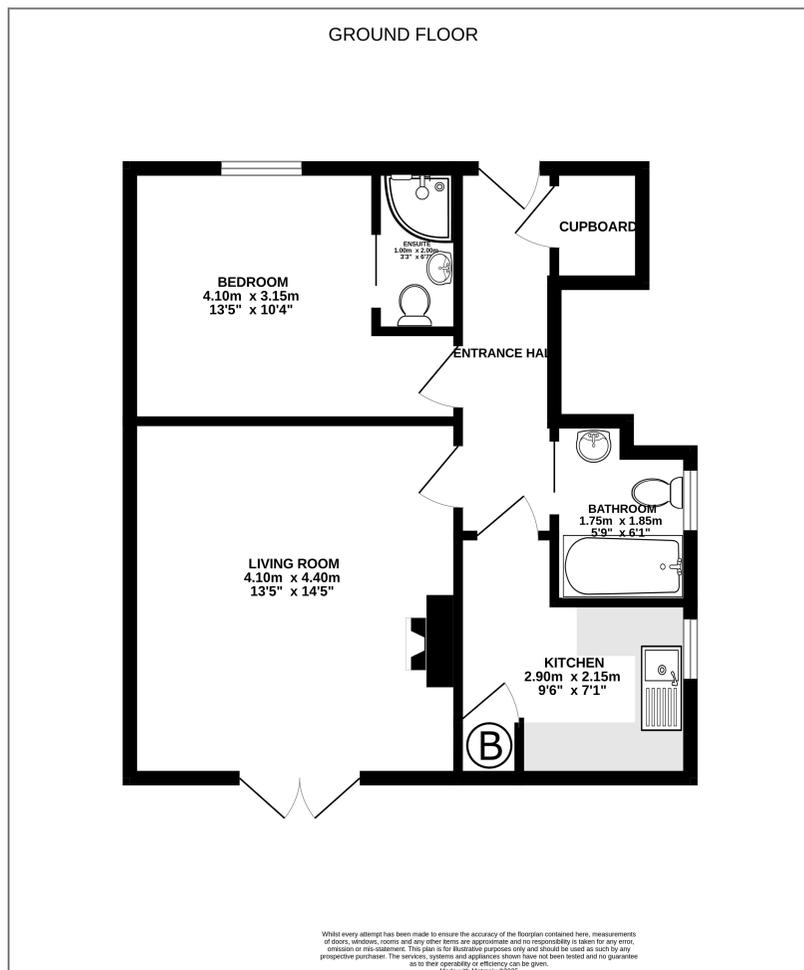
Presented in very good order, would make an excellent property for a mature couple , looking for one level living or a young person/couple looking for a first time purchase.

### What we like about this property

Location, Ensuite Shower Room ,Condition, Enclosed Garden.







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: A

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.