

## 10A Dalkeith Place Hawick TD9 9JS

Very well presented ground floor flat, which has been recently renovated to a very good standard.

Situated in the popular "Terraces Area" of town, the property benefits from its own private parking for at least 2 cars and patio garden area.

It has gas central heating with new Combi-boiler and UPVC double glazed windows. There are new floor coverings throughout.

The accommodation comprises; Entrance hallway, living room, shower Room, bedroom and kitchen . In total around 43 SQM of living space.

Outside there is a storage shed to the rear. The property has its own private front & rear entrance.

Would make an excellent first time purchase and would be ideal for anyone with mobility issues, requiring easy access and one level living.

## What we like about this property

Newly Renovated, Private parking, Location, One Level Living













×

Jim Hay Estate Agents Ltd 51 High Street, Hawick, Scottish Borders TD9 9BP.

> Telephone: 01450 371345 Fax: 01450 374070

Email: 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.