





### 5/4 Dovemount Place Hawick TD9 8AZ

We are delighted to present this bright and spacious second floor flat to the market.

Located opposite the Teviotdale Leisure Centre and just a short walk to the town centre and all local services.

The accommodation comprises; Entrance hallway, Living Room, Dining Kitchen, Shower Room and 3 Bedrooms. In total around 93 SQM of living space.

The property benefits from UPVC DG windows and GCH.

Presented in good condition throughout.

To the front there is ample on street parking and lovely views over the town and countryside beyond. To the rear there is a shared garden/drying Green, with a communal storage shed.

Would make an excellent family property or great buy-to-let opportunity, in a nice part of town.

Must be viewed to fully appreciate.

### What we like about this property

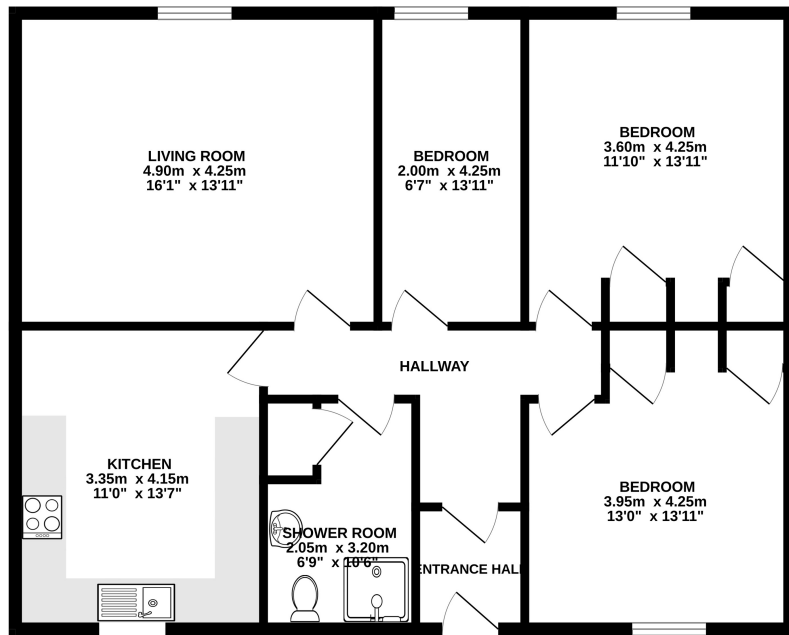
Bright, Spacious, Central Location, Nice Outlook







## SECOND 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.  
Made with Metropix 02025

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.