



## 2C St Cuthberts Terrace Hawick TD9 9DR

Located in a quiet cul-de-sac, only a short walk into the town centre, this 2 bed first floor flat is presented in excellent order throughout.

Accommodation comprises; Hallway with 4 storage cupboards, kitchen , with integrated white goods, large living room , with double aspect windows, 2 good sized bedrooms both with fitted wardrobes, shower room, large walk-in shower.

All decor and floor coverings have been recently renewed. The property benefits from GCH & UPVC DG.

Outside, there is a private car parking space and shared well maintained gardens/drying courtyard.

The communal close is secure and very well presented. The property would suit both a mature or younger couple, or single professional.

Sorry no pets accepted.

### What we like about this property

Location, Condition, Private Parking,







Council Tax Band: B

EPC Rating: C

**Viewing:**

Contact Jim Hay

**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 No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.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)