



**JH**  
**JIM HAY**  
ESTATE AGENTS

7 Waverley Terrace Hawick TD9 9JT

Guide Price £45000

## 7 Waverley Terrace Hawick TD9 9JT

This 1 bedroom ground floor flat is being sold fully tenanted. The tenant has been in situ for many years.

The property is located not far from the town centre and can be accessed from the front and rear.

The accommodation comprises; Vestibule, open plan kitchen/living room, bedroom, shower room and utility room. In total around 37 SQM of living space.

Benefitting from GCH & UPVC Double Glazing.

To the front there is a small area of private garden with drying area and patio and to the rear a useful, storage cupboard.

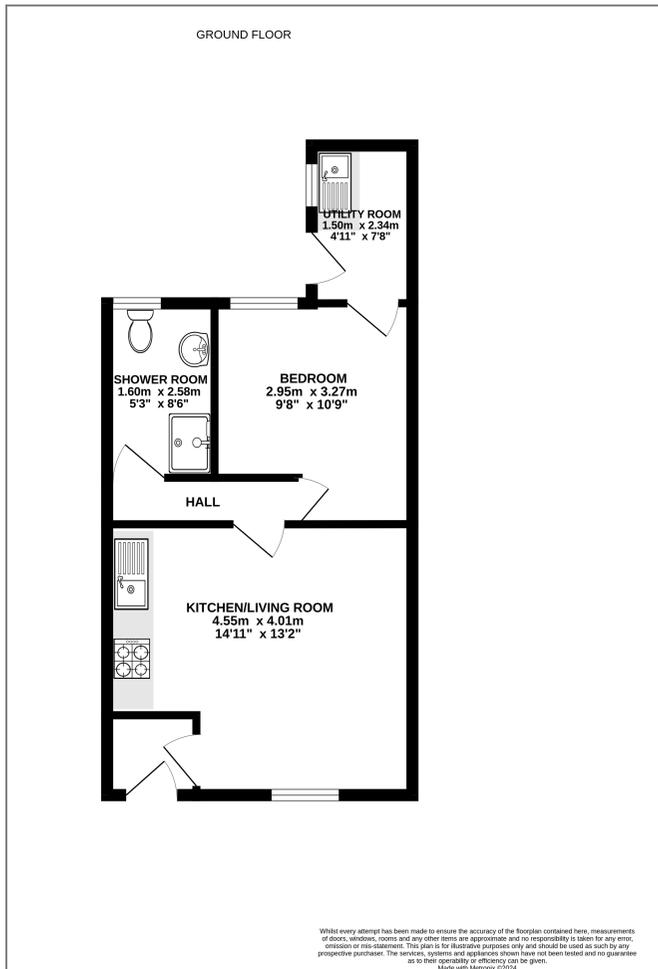
An excellent opportunity to acquire a buy-to-let investment property with excellent rental yield, without the hassle of finding a suitable tenant.

### What we like about this property

Turnkey Investment, Good condition , Great Yield







Jim Hay Estate Agents Ltd

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Council Tax Band: A

EPC Rating: C

**Viewing:**

Strictly by appointment through Jim Hay, (all accompanied)

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