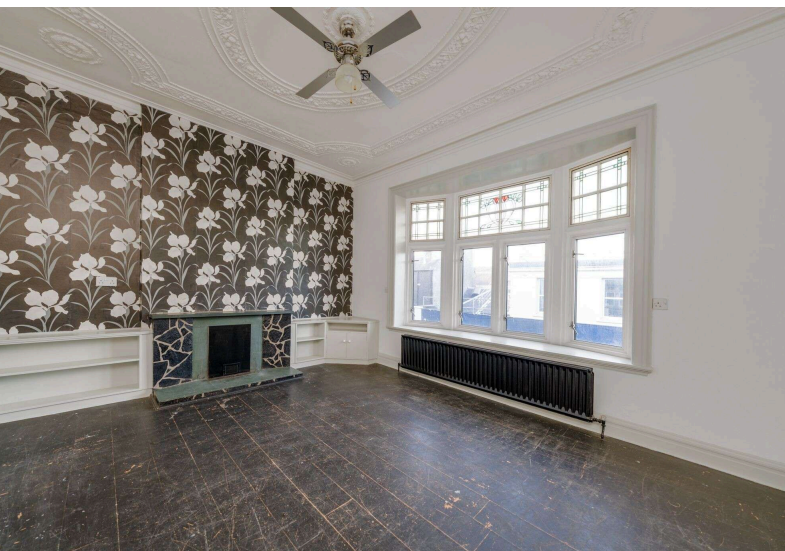


16 Bourtree Terrace



16 Bourtree Place Offers Over £110,000

Hawick, TD9 9HW



A Conveniently Located First & Upper Floor Apartment With Generous Room Sizes And Main Door Entrance; Making This An Ideal First Time Purchase Or Investment Piece.



16 BOURTREE PLACE

Conveniently located near all the amenities on offer within Hawick, this property offers both comfort and practicality, making it ideal for those seeking extra space. With accommodation arranged over two floors, the property comprises bright and airy living areas and features an open plan kitchen/dining space; perfect for entertaining family and friends. The neighbouring living room is generous in size with a feature bay window and open fire, along with bedroom four or indeed the option to utilise as a home office, making it ideal for modern living. A staircase leads to the upper level featuring two generous bedrooms, a cosy single bedroom and a stylish modern shower room.

LOCATION

The property is ideally placed for easy reach to the town with all amenities and a good selection of shopping and local facilities. There is also easy access to Edinburgh via the A7 and the South to Carlisle via the A7 with good bus and road connections to all borders towns and surrounded by beautiful countryside with the hills. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle Ideal for walking and quiet roads for cycling. For golf enthusiasts there is also a well-regarded golf course.

HIGHLIGHTS

- Good Investment Potential
- Main Door Entrance
- Conveniently Located for Amenities
- Spacious & Flexible Accommodation

ACCOMMODATION SUMMARY

Entrance staircase, hallway, living room, dining room, kitchen, bedroom four, landing, three further bedrooms, shower room

SERVICES

Mains gas, electricity, water & drainage. Mix of double and secondary glazing.



COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating TBC

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £110,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.