



**TOP FLAT
1 DOVEMOUNT PLACE,
HAWICK**

ACCOMMODATION

Hall,
Lounge,
Dining Kitchen,
Master Bedroom (En-suite Shower Room),
Two Further Bedrooms
& Bathroom

GUIDE PRICE £75,000

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This is a spacious top floor flat with fine outlook to the East and South and down the Teviot. The property has been converted but still requires some cosmetic touches to complete the conversion and obtain a completion certificate it does offer a good opportunity for owner occupier or developer to acquire a spacious property at a good price with the prospects of completing it to a purchaser's own standard.

COMMUNAL ENTRANCE HALL

A spacious communal entrance hall from the street with a wide, open and bright shared staircase leading to the top floor.

Communal store room shared with the first floor flat.

HALL 3.18m x 2.57m

Lit by a roof cupola. Storage cupboard with meter box. 2 x 13 amp sockets. Smoke alarm.

LOUNGE 4.50m x 4.85m (into window)

With great views to the East and South. Further side window on to Laing Terrace. 8 x 13 amp sockets. Access to Dining Kitchen

DINING KITCHEN 3.04m x 3.89m

With window looking out to the East. Fitted with ample base and wall units. Stainless steel sink and drainer. Ceramic hob with stainless steel oven below and extractor hood above. Space for washing machine and dishwasher. Marble effect worktops. 13 x 13 amp sockets.

BEDROOM 1 5.05m (at widest) x 4.38m (into window)

With East and South views. A bright large room. 8 x 13 amp sockets

BEDROOM 2 3.45m x 3.36m

With wide window looking on to Laing Terrace. 8 x 13 amp sockets. Access to En-Suite Shower Room.

EN-SUITE SHOWER ROOM 2.97m x 0.88m

With large frosted window. Fittings to be completed. Electrics and pipework in place.

BEDROOM 3 4.78m x 3.20m

Looking West with views across to the park. 8 x 13 amp sockets.

BATHROOM 2.35m x 2.13m (at widest)

Fitted with white bath and wc. Pipework in place for wash hand basin. Large window.

PRICE: Guide Price £75,000

Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

ENTRY:

By mutual arrangement.

VIEWING:

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Telephone 01896 755466