



11 GREEN TERRACE, HAWICK

ACCOMMODATION

Shared Vestibule,
Hall,
Lounge,
Dining Kitchen,
3 Bedrooms,
Bathroom & Shared Drying Area

FIXED PRICE £80,000

Also available to Let - £450pcm

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This is a bright and spacious flat in good decorative order having been renovated in recent time. The property is set in a well maintained building set on a corner site in a quiet location and yet within easy reach of the town centre. The property benefits from gas fired central heating, double glazing, has particularly spacious principal rooms including a dining kitchen and has a new bathroom as well as has been completely recently re-decorated. The property offers tremendous value for money. It is a property that must be viewed to fully appreciate.

ACCOMMODATION

SHARED VESTIBULE

Shared with the upper floor flat with an open stair leading thereto. Access to the Hall.

HALL 2.14m x 1.86m + 1.90m x 1.06m

Accessed via a part glazed door this is a spacious Hall with doors leading to all rooms. Cupboard with rail and shelf. Further storage cupboard under the stair. Laminated flooring. Smoke alarm. Telephone point. Radiator. Central heating thermostatic control. 1 x 13 amp socket.

LOUNGE 4.50m x 3.69m

A really good sized bright room with attractive gas coal effect fire set on a marble hearth with dark wooden mantle. Alcove to the side with cupboard below. The room is lit by a window with an open outlook. Vertical blinds. 5 x 13 amp sockets. Radiator. 3 x ceiling light cluster. Carpet.

DINING KITCHEN 3.47m x 3.64m

A well proportioned bright room making this an ideal Dining Kitchen. Fitted with ample base and wall units with effect facings. Sink and drainer with chrome mixer tap. New World ceramic hob and oven below. Tiling around work surfaces. Space and plumbing for washing machine. Space for fridge. 4 x ceiling light cluster. Window with vertical blind. 5 x 13 amp sockets. Cupboard 1 (0.92m x 1.38m) with shelving and plumbing for washing machine. Cupboard 2 (0.92m x 1.10m) with Alpha CB28X boiler and storage. Laminated flooring.

BEDROOM 1 3.87m x 3.68m

A bright attractive room with ample and commodious built-in double wardrobes with hanging rail and shelving. Vertical blind to window with open outlook. 3 x ceiling light cluster incorporating fan. 2 x 13 amp sockets. Telephone point. Radiator. Carpets.



BEDROOM 2 3.75m x 3.32m

Another bright double bedroom with 2 x 13 amp sockets. Radiator. Laminated flooring.

BEDROOM 3/STUDY 2.70m x 1.93m

An ideal study or a small child's bedroom. Wall shelving. Vertical blind to window. 4 x 13 amp sockets. Carpeted flooring

BATHROOM 2.66m x 1.65m

Completely recently renewed to good effect with three piece suite and shower running off the combi boiler. Curved shower screen. Fully tiled on floor and walls. Attractive corner wash hand basin. Extractor fan. Radiator. 4 x ceiling spot light.



OUTSIDE

There is a small chipped area shared with the flat above with rotary dryer.

PRICE:

Fixed Price £80,000. 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 and they do not bind themselves to accept the highest or any offer.

Also available to let - £450pcm.

INCLUDED IN THE PRICE

The carpets and floorcoverings. The vertical blinds.

ENTRY:

Early entry available.

VIEWING:

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