



18 Top Oliver Crescent Hawick TD9 9BQ

Guide Price £72,000



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This purpose built second floor flat forms part of a block containing 4 residential units. Built around 130 years ago of sandstone it has been altered over the years to provide the current layout.

Situated in a quiet residential street only a short stroll to the town centre and all local amenities.

The accommodation comprises; Hallway, dining kitchen, living room, dining room/ 3rd bedroom, 2 further double bedrooms and bathroom. In total around 115SQM of living space. Benefitting from GCH with combi-boiler and UPVC double glazed windows. The property has more than ample storage space.

Presented in very clean and tidy order, it would benefit from a degree of cosmetic updating.

Outside there is a shared drying green /garden and 3 private outhouses and a share of an old wash house.

Would make an excellent family property or buy-to-let, air B & B. This property is now 20% under HR value and has a great rental yield of around 12%

Must be viewed to fully appreciate.

### What we like about this property

Versatile Layout, Dining Kitchen, Central location, Price









Council Tax Band: B

EPC Rating: D

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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