



## 60 Princes Street Hawick TD9 7EE

Built around 1970 this 2 double bed mid terraced property is presented in "plug in and play" condition. Totally renovated to a very high standard, all the new owner needs to do is move in their furniture.

Situated on Princes Street in a small row of similar style properties, it can be accessed via a small flight of stairs or a ramped path.

The accommodation comprises; Hallway, living room/dining room, dining kitchen and WC on the ground floor, with two double bedrooms and family bathroom on the first floor. In total around 78 SQM of living space. The property has very generous storage space.

Benefitting from GCH with Vailant combi-boiler, UPVC DG windows. New kitchen with fitted Fridge /freezer, oven, hob, microwave. New floor coverings and decor throughout, new electrics, new bathroom. All gutters are new.

Outside there is a private garden area.

Would also suit anyone looking to downsize to a quiet part of town, yet within easy walking distance to all supermarkets.

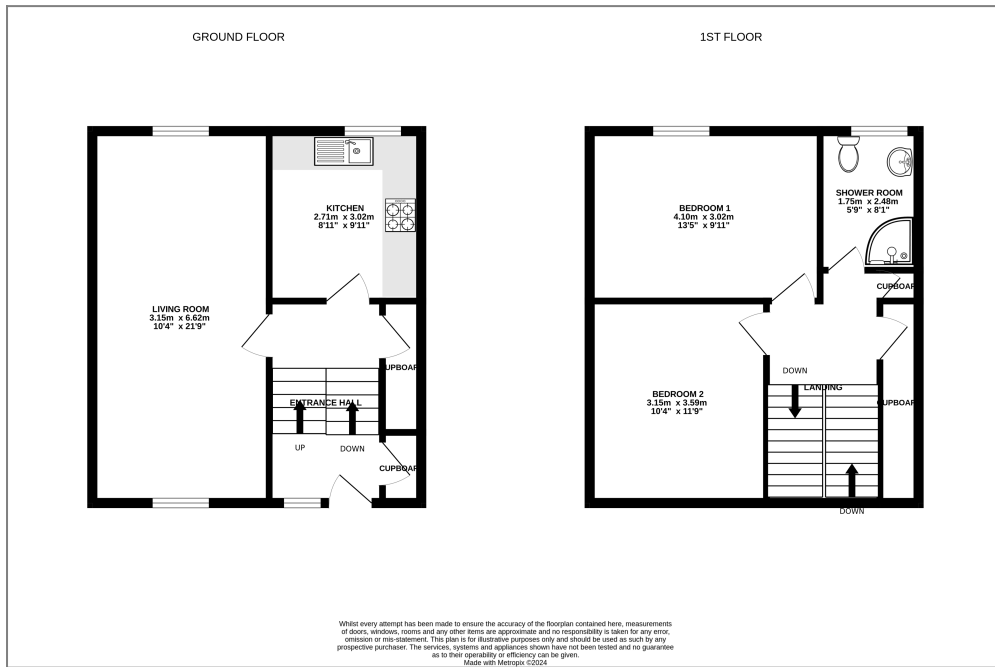
Must be viewed to fully appreciate its style and excellent presentation.

### What we like about this property

Walk-in stylish condition, Complete new house, garden, location.







Council Tax Band: B

EPC Rating: C

**Viewing:**

Strictly via Jim Hay , 100% accompanied.

**Important Notice:**

Jim Hay Estate Agents Ltd, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Jim Hay Estate Agents Ltd. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)