





### 3 Bothwell Court Hawick TD9 7EP

Built around 1965 by the local authority, this two storey split level end terraced property is located in the "Mayfield" district of town. It is within easy walking distance of Wilton primary school.

The accommodation comprises; Entrance hallway, kitchen and living/dining room on the lower ground floor, on the first floor there are two double bedrooms and a bathroom. In total around 72 SQM of living space.

The property benefits from GCH (combi-boiler) UPVC double glazed windows and Solar Panels, providing very cheap electric bills and cash-back of around £600 from the grid each year.

Outside there is a lovely enclosed private garden, laid with decking and an area of artificial grass. There is a handy garden shed.

The property is very tastefully appointed and is presented in immaculate order both inside and out.

To the front there is ample on-street parking in the quiet cul-de-sac.

Excellent property for a young couple or more mature couple alike. Especially appealing to those who don't want to undertake any cosmetic updating.

Must be viewed to fully appreciate.

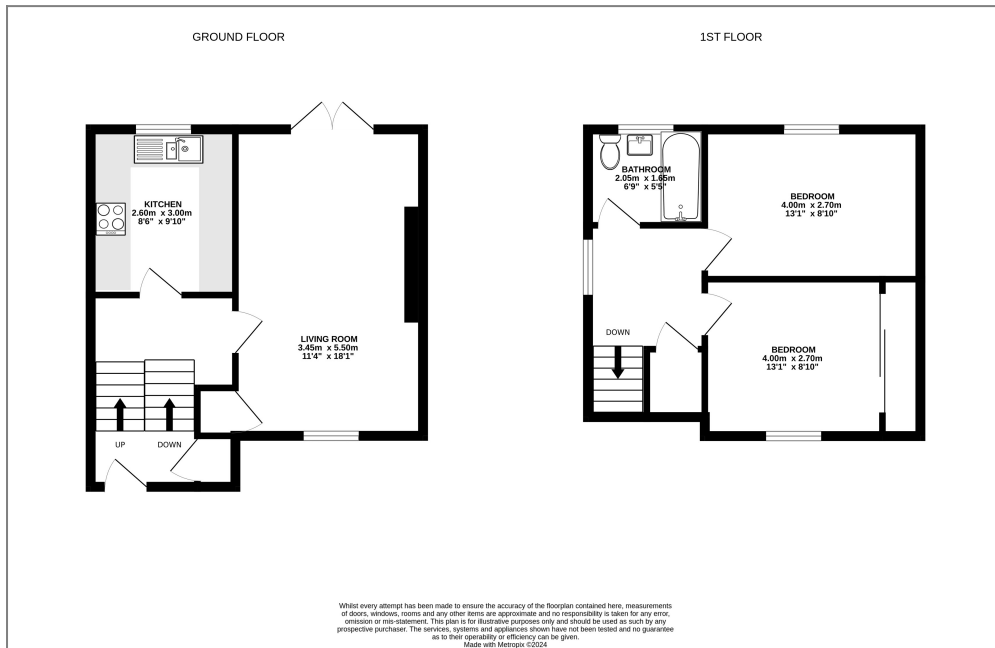
### What we like about this property

Location, Presentation, Private Garden.









Council Tax Band: A

EPC Rating: B

**Viewing:**

Strictly Via Jim Hay , 100% accompanied

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