



### **3G Allars Bank Hawick TD9 9EX**

This One bedroom top floor flat is part of a two flat portfolio, both accessed from the same interior hallway. They are a great business opportunity and have been run as let properties and Air B&B, providing an excellent yield.

Both properties come fully furnished and are presented in turnkey condition, with the opportunity to start making a return on your investment straight away.

Flat G. Accessed form a secure interior hallway shared with flat H, Inner hallway, living room, bedroom, shower room and kitchen.

Flat H. Accessed form secure interior hallway, Inner Hallway, Living Room, Bedroom, Shower room and kitchen.

Both properties benefit from UPVC double glazing and gas central heating.

The properties are located a short walk from the main High street and all local services, there is ample off street parking available nearby.

A great proposition for an investor looking to hit the ground running. Ideally sold as a portfolio of two, but the owner may sell them individually.

Must be viewed to fully appreciate. Please note as these properties are part of a portfolio, no home reports are required.

#### **What we like about this property**

Business opportunity, Excellent Order, Fully Furnished, Central Location









Council Tax Band: A

EPC Rating: D

**Viewing:**

Strictly Via Jim Hay, 100% accompanied

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