



### **3H 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.

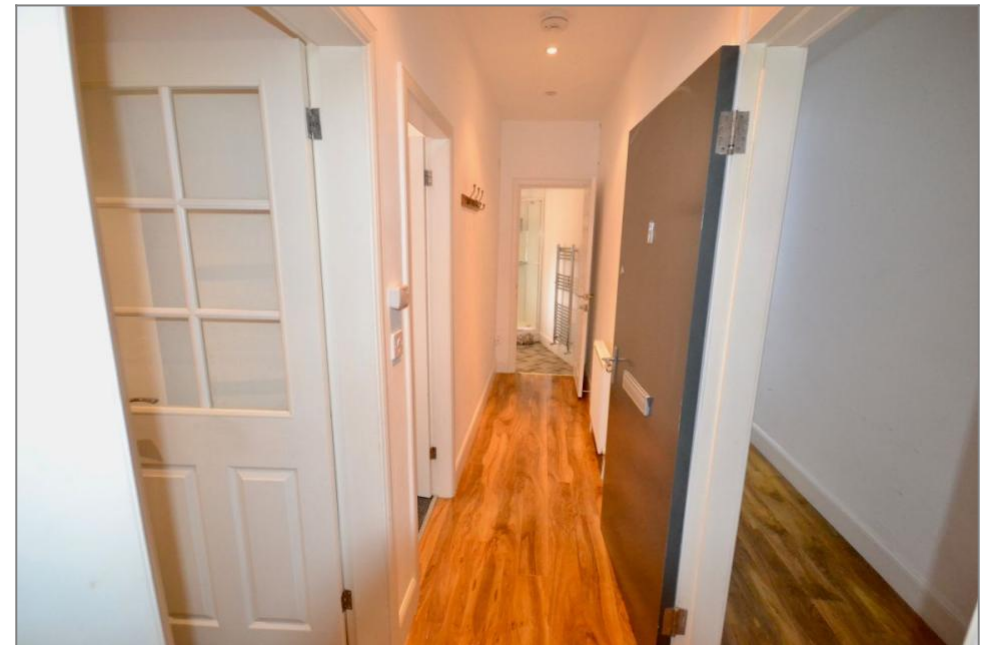
The properties are located a short walk from the main High street and all local services, there is ample off street parking available nearby.

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

**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)