

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 46 Ramsay Road

Hawick, TD9 0DW

**OIRO £60,000**



46 Ramsay Road is a well presented, ground floor, one-bedroom apartment located in a sought after area within Hawick. Providing spacious, accessible accommodation, the property offers the ideal home to those looking to downsize, the first time buyer or the rental investor. Presented in move in, turnkey condition, the property not only enjoys fantastic internal accommodation but generous external space with garden grounds to the front and rear. Viewings are considered essential to fully appreciate.



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**Location:**

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

**Investment potential:**

For those looking to begin, or expand a rental portfolio 46 Ramsay Road has a long and successful letting history. With a projected monthly income of £400.00 per month, the property offers a gross rental yield of 8% per annum.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

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**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Home Report Value:**

£60,000.00

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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## 46 Ramsay Road, Hawick

Approximate Gross Internal Area  
51.0 sq m / 549 sq ft

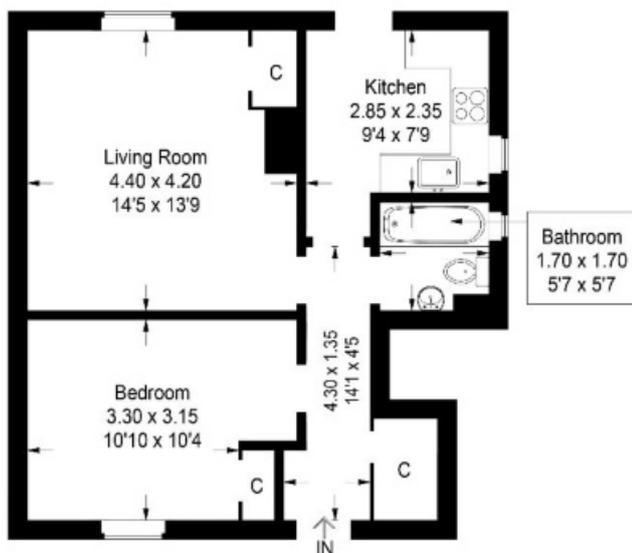


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID1013671)

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Interested in this property?

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Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

31/35 High Street,  
Hawick, TD9 9BU  
Phone: 01450 372336  
Fax: 01450 377463  
Email: hawick@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.