



BANNERMANBURKE

PROPERTIES LIMITED



70 Weensland Road, Hawick, TD9 9NX

Offers In The Region Of £230,000



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- ENTRANCE VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING / TRIPLE AND DOUBLE GLAZING ■ SINGLE CAR GARAGE ■ FRONT SIDE AND REAR GARDENS WITH PATIO, SUMMERHOUSE AND INTEGRATED OUTHOUSE ■ EPC RATING D

We are delighted to offer for sale this substantial three bedroom semi detached family home with generous garden grounds and garage, in the popular Weensland Road area of town. Presented for sale in very good order, offering well appointed family living accommodation with the benefit of newly installed double and triple glazing. Very well tended garden grounds to the front, rear and side with areas of lawn, summer house, shed and shrubbed borders are a great advantage along with the single car garage for off street parking. Located a short flat walk to the town centre and all local amenities.

The Town

Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for it's quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a good range of shops, primary and secondary schooling. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, extending to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and has the benefit of a range of sporting and Leisure Centre facilities including many fine golf courses throughout the area. Many events are held in the town during the year, including the annual Common Riding.

Travel

Selkirk 12 miles, Jedburgh 14 miles, Kelso 21 miles, Galashiels 18 miles, Melrose 19 miles, Newtown St Boswells 19 miles, Carlisle 44 miles, Edinburgh 55 miles, Newcastle 60 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

Viewing is a must of 70 Weensland Road. Entered from the front into the entrance vestibule and from here to the hallway. The hallway provides access to the sitting room, dining room and dining kitchen and to a carpeted turning staircase to the upper level where three bedrooms and bathroom are located. The hallway has a range of coat hooks, central heating radiator and large storage cupboard, where the boiler is located.

To the front is large bright sitting room with triple glazed bay window overlooking the front garden. High ceilings with cornicing are a lovely feature along with a gas fire set upon a tiled hearth. Recessed display area, central heating radiator and ceiling light. Decorated in neutral tones with carpet flooring.

The dining room is located to the front also with double glazed windows overlooking the front garden and sliding patio doors providing access to the rear garden. This room is very versatile and could be used for a variety of purposes.

To the rear of the property is the family kitchen with ample space for dining table and chairs. Good range of floor and wall mounted units in cream with black work surfaces and tiling to splashback areas. Space and plumbing for a washing machine, dishwasher, tumble dryer, electric cooker and free standing fridge freezer. Double glazed window to the rear and timber and glazed door provides access out.

A carpeted turning staircase leads to the upper landing with a lovely large opaque window allowing lots of natural light. The landing has a large walk in cupboard with window and provides great storage. Additional storage is available in the attic space which is accessed via pull down ladder and runs the width of the property.

There are three good sized double bedrooms, all with double glazed windows and central heating radiators, two located to the front and one to the rear. The WC is separate from the bathroom but located right next door and the bathroom comprises of a 2pc suite of wash hand basin, and bath with electric shower located above. Storage cupboard, central heating radiator, chrome heated towel rail, vinyl floor and opaque double glazed window.

Room Sizes

SITTING ROOM 5.00 x 3.60

DINING ROOM 5.00 x 3.80

DINING KITCHEN 3.00 x 5.00

DOUBLE BEDROOM 4.00 x 3.60

DOUBLE BEDROOM 3.80 x 2.85

DOUBLE BEDROOM 3.80 x 2.40

BATHROOM 1.90 x 2.60

WC 1.00 x 1.05

Externally

Generous garden grounds surround the property with front garden laid to lawn, side garden with shed and large rear garden with lawn, patio, summerhouse and integrated outhouse. The gardens are very well maintained with mature shrubs and borders and bounded by fencing. The garden overlooks a large field to the rear providing lovely open views. A single car garage is ideal for off street parking and provides additional storage.

Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue along past the 'Green Hut' shop. The property lies on the right hand side.

Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, summerhouse and shed included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |



70 WEENSLAND ROAD, HAWICK

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