



BANNERMANBURKE

PROPERTIES LIMITED



Braehead Wilton Dean, Hawick, TD9 7HZ

Offers In The Region Of £250,000



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- SITTING ROOM/DINING ROOM ■ KITCHEN ■ CONSERVATORY ■ MASTER BEDROOM WITH BALCONY AND DRESSING ROOM ■ ENSUITE SHOWER ROOM ■ DOUBLE BEDROOM ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING/DOUBLE GLAZING ■ GARAGE, SHED, UTILITY ROOM, PATIO AND DECKING AREAS ■ STUNNING VIEWS

A wonderful opportunity has arisen to purchase this stunning 2 bedroom detached family home in the highly sought after 'Wilton Dean' area of town, where properties rarely become available for sale. Viewing is a must to fully appreciate this bright and beautifully presented bungalow where the garden grounds envelope the property, offering an excellent degree of privacy and a single car garage provides off street parking. The master suite boasts stunning views from a balcony accessed via sliding double glazed doors, which is a superb feature. This enviable location offers many scenic walks close by, with the stunning Wilton Lodge Park a stone's throw away.

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

The property is entered from the rear (where the garage is also located) into a large and spacious conservatory. Fully double glazed with solid wood flooring, central heating radiator and wall lighting. Sliding double

glazed doors provide access to the sitting room or an open doorway leads through to the hallway.

The sitting room with large dining area is cosy and warm separated by a chimney breast, which is a lovely feature. Two large double glazed windows overlook the side of the property allowing in lots of natural light. Solid wood flooring, 2 central heating radiators and two ceiling light fittings. Access to the kitchen from here which is located to the front of the property and offers stunning views over 'The Village' and surrounding area. Good range of floor and wall units with ample work surface space. Two large double glazed windows soak up these beautiful views with a double glazed door providing access to the side of the property. Space and plumbing for dishwasher and free standing fridge freezer. Space for range style cooker (included in the sale). Tile effect laminate flooring, central heating radiator and ceiling light.

From the sitting room/dining room, a door provides access to the hallway which leads to both bedrooms, family bathroom and back around to the conservatory.

The master suite with dressing room area and ensuite shower room is the star of the show where a haven of peace and quiet can be enjoyed. Large floor to ceiling windows take in the beautiful views and a sliding door provides access to a private balcony with access to the patios below. The dressing room has a full range of built in wardrobes with hanging and shelving and the ensuite comprises of a 3pc suite of wash hand basin, WC and shower enclosure.

A double bedroom to the rear is a good size and has a full range of built in wardrobes, double glazed window and is decorated in neutral tones with wooden flooring. The family bathroom has a 3pc suite of wash hand basin, WC and bath with chrome shower above. Viewing is a must to full appreciate this gem of a property.

Room Sizes

SITTING ROOM/DINING ROOM 7.20 x 4.80

CONSERVATORY 4.00 x 4.00

KITCHEN 3.80 x 3.20

MASTER BEDROOM 4.65 x 3.65

DRESSING ROOM AREA 2.50 x 3.50

ENSUITE SHOWER ROOM 2.40 x 1.30

DOUBLE BEDROOM 4.30 x 2.65

FAMILY BATHROOM 2.15 x 1.95

Externally

Beautifully maintained grounds wrap around Braehead and offer wonderful outdoor entertaining space. Stunning open views of beautiful Borders countryside can be appreciated from all seating areas which are nestled amongst the grounds. An integrated utility room to the rear is a great additional facility and has space and plumbing for a washing machine, tumble dryer, fridge freezer along with sink and drainer. A stone built shed and under stairs storage area provides good storage and clothes drying facilities are available on one of the patio areas. Manicured hedging is a lovely feature. The single car garage is located to the rear of the property and has the benefit of power and light.

Directions

Entering Hawick on the A7 from the South, take a left at the roundabout on Sandbed and continue over the bridge. Take another left on to Albert Road and left on to Victoria Road. After the gates to Wilton Lodge Park, take a left on to Wilton Park Road and continue forward to the end of the road. Take a left on to Overhall Road and right after the Wilton Dean Village Hall. The property lies on the right hand side.

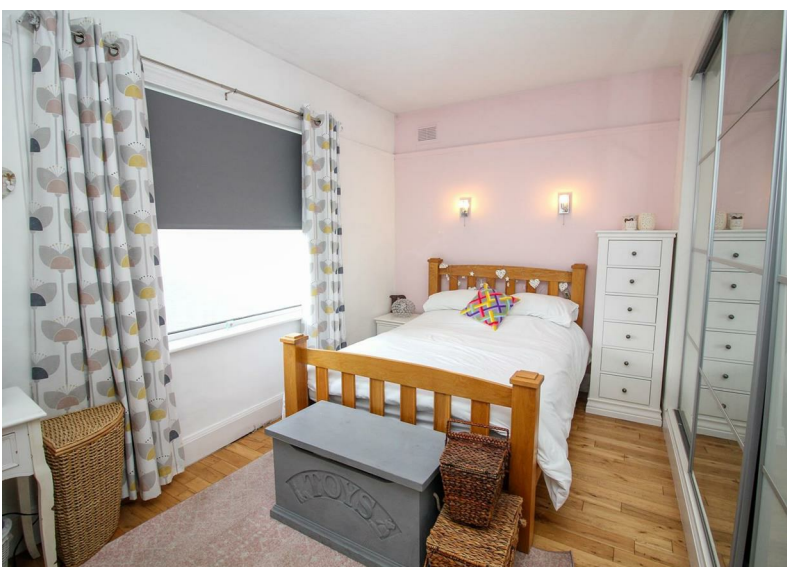
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and range cooker included in the sale. Other items available by separate negotiations.

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			84
(81-91) B		70	
(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 CO2 emissions			
(92 plus) A			81
(81-91) B		66	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	



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