



# BANNERMANBURKE

PROPERTIES LIMITED



**1B Buccleuch Street, Hawick, TD9 0HH**

**Offers In The Region Of £74,995**





# 1B Buccleuch Street, Hawick, TD9 0HH

## Offers In The Region Of £74,995



- VESTIBULE AND HALLWAY ▪ SITTING ROOM ▪ BREAKFASTING KITCHEN ▪ TWO BEDROOMS ▪ BATHROOM ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING ▪ LARGE ATTIC ROOMS WITH POWER AND LIGHT AND SEPARATE ACCESS ▪ SECURE DOOR ENTRY ▪ CENTRAL LOCATION ▪ EPC RATING C

Situated in a convenient town centre location, 1B Buccleuch Street is a spacious 2 bedroom flat with the advantage of additional attic rooms with separate entrance, which would make an ideal home office, gym or fantastic storage space. Benefiting from gas central heating and double glazing this property would be an ideal first time buy, rental investment or down size opportunity. Shared drying area and ample parking to the rear.

### 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

Entered via secure entry system, a well maintained stairwell, shared by only one other flat, leads up to the property which is

located on the second floor. The vestibule opens into the hallway where all accommodation can be accessed and 3 cupboards provide a great amount of storage. The living room is located to the front of the property and is a lovely bright and spacious room with two double glazed windows looking over the popular Sandbed area of town. The main focal point of the room is the electric fire suite with timber surround and black marble effect back and hearth with electric fire inset. Decorated in neutral tones with carpet to floor, central heating radiator and ceiling light. The kitchen is located to the rear with double glazed window and is well equipped with ample floor and wall mounted units with black laminate worktop surfaces and cream tiling to splash back areas. Integrated 4 burner gas hob with extractor fan over, electric oven, washing machine and under counter fridge (all included in the sale). Stainless steel one and a half bowl sink with mixer tap. The gas combination boiler is located within one of the upper units. The kitchen is decorated in neutral tones with vinyl flooring and has space for dining furniture.

Both bedrooms are located to the front with double glazed windows and are decorated in fresh neutral tones with carpet to floor, central heating radiator and ceiling light. The larger bedroom benefits from a built in wardrobe. The bathroom comprises of bath with shower run from the taps, wash hand basin and WC, which are both set in lovely white vanity furniture providing good storage. Tiled throughout for easy cleaning. A large opaque window allows natural light to fill the room.

In addition to the main 2 bed flat the sale includes a unique and spacious loft with separate access. The loft benefits from mains lighting and power with the option to easily connect plumbing to the main accommodation. Two skylights provide ample natural light. Tastefully decorated in neutral tones with carpet to floor. This space provides an ideal opportunity for a separate work from home office or gym with own entrance away from the living area. As such it may provide potential for an Edinburgh or Carlisle commute for those with flexible working.



## Room Sizes

Sitting room 3.71 x 4.57

Breakfasting Kitchen 4.14 x 2.65

Bedroom 3.29 x 3.03

Bedroom 3.59 x 2.43

Bathroom 1.55 x 2.32

Main Attic Room 5.40 x 3.49

Smaller Attic Room 1.58 x 3.31

## Directions

Heading south on Hawick high street continue down to Sandbed roundabout and take the first left onto Buccleuch Street. The property is on the left.

## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains drainage, water, gas and electricity.





**Offers:**

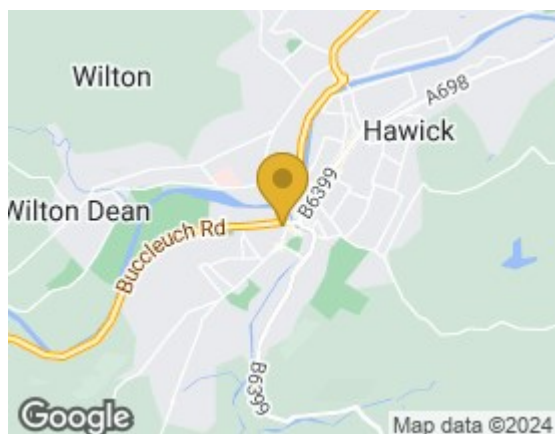
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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.

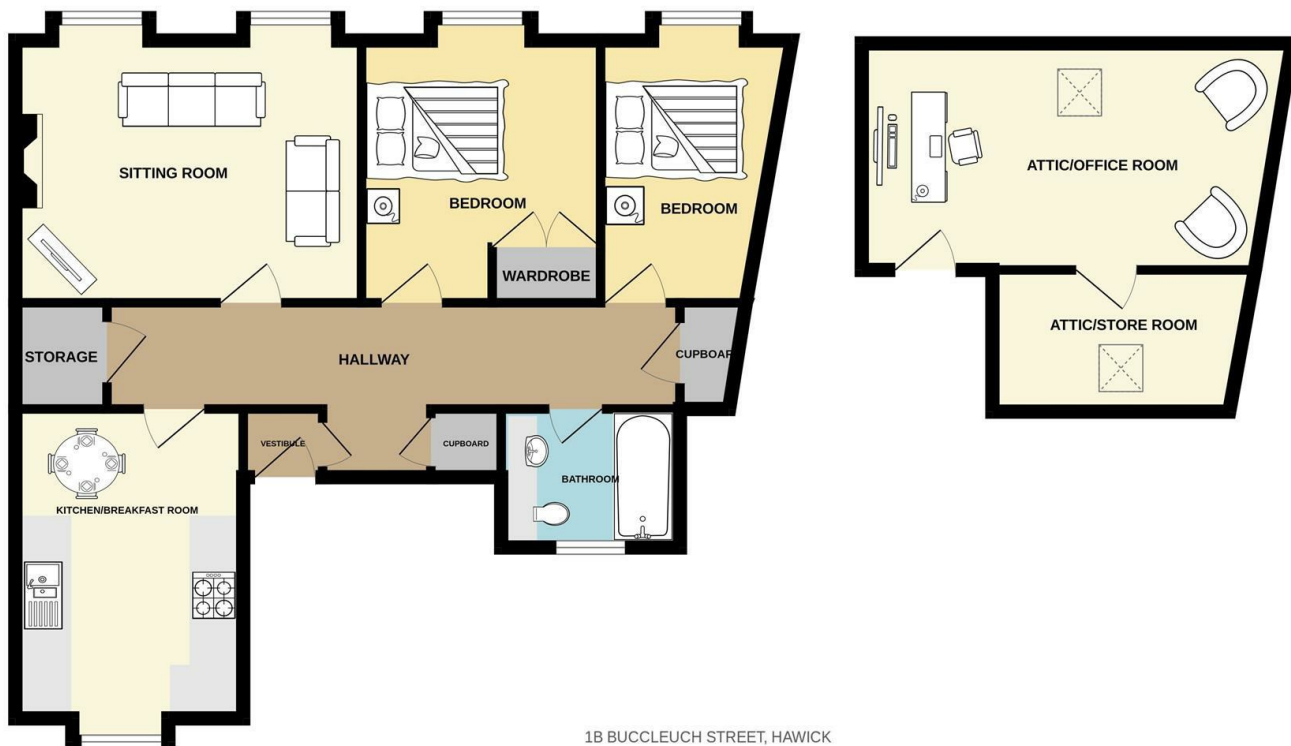
**Notice:**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		73	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		74	83
		EU Directive 2002/91/EC	



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