



# BANNERMANBURKE

PROPERTIES LIMITED



**24 Heronhill Crescent, Hawick, TD9 9RS**

**Offers In The Region Of £129,995**





# 24 Heronhill Crescent, Hawick, TD9 9RS

## Offers In The Region Of £129,995



- ENTRANCE VESTIBULE AND HALLWAY
- SITTING ROOM
- BREAKFASTING KITCHEN
- REAR VESTIBULE
- SHOWER ROOM
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FRONT AND REAR GARDENS
- EPC RATING D

**\*NEW PRICE. REDUCED TO SELL\***

Early viewing comes highly recommended of this semi detached three bedroom family home with front and rear gardens. Offered for sale in immaculate order with gas central heating and double glazing along with a modern and stylish kitchen to the rear. All three bedrooms are double in size offering well appointed family living accommodation. Ample on street parking to the front of the property and located close to a bus route 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

The property is entered from the front into a vestibule with large storage cupboard and door to hallway. The hallway is decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. A carpeted staircase leads to the first floor. The living room is a lovely bright room located to the front of the property with double glazed windows overlooking the front garden. Decorated in neutral tones with a feature wall in patterned wallpaper and carpet flooring. The main focal point of the room is marble fire surround with gas fire set upon a marble hearth. Access to the kitchen, which is stylish and modern and located to the rear of the property with double glazed windows overlooking the back garden. There is a good range of floor and wall units in white with black granite effect work surfaces. Built in electric oven and four burner gas hob with chimney style cooker hood above. Integrated dishwasher and fridge freezer. Circular sink and drainer with mixer tap. Space for table and chairs. Central heating radiator, ceiling spotlight fittings and vinyl flooring. A rear vestibule provides access to the side of the property and has two large storage cupboards, one housing the gas boiler and the other with space and plumbing for a washing machine.

On the ground floor also is the shower room comprising of a 3pc suite of wash hand basin, WC and corner shower enclosure with shower boarding and electric shower. Tiled to full height in a white tile with vinyl flooring. Central heating radiator, ceiling light and double glazed window to the rear.

A carpeted staircase leads to the upper landing with double glazed window allowing in lots of natural light. Decorated in neutral tones with carpet flooring and storage cupboard. Access to three bedrooms which are all good sized double rooms with built in cupboards for storage. One double is located to the front providing lovely views with the other two overlooking the rear garden. Early viewing is recommended to avoid disappointment.



## Room Sizes

SITTING ROOM 5.25 x 3.70  
BREAKFASTING KITCHEN 3.85 x 2.65  
SHOWER ROOM 2.00 x 1.65  
DOUBLE BEDROOM 4.58 x 2.70  
DOUBLE BEDROOM 3.65 x 3.00  
DOUBLE BEDROOM 2.64 x 3.81

## Externally

24 Heronhill Crescent benefits from front and rear gardens with side access. The front garden is laid to lawn with mature shrubs and bounded by hedging. Gated access at the side of the property leads around to the rear garden which offers a great deal of privacy. Laid to lawn also with a patio area, garden shed and clothes drying facilities.

## Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue for approx. 3/4 mile. Take a right into Weensland Park and right again to Heronhill Crescent. Follow the one way system around the loop and the property sits on the right hand side.

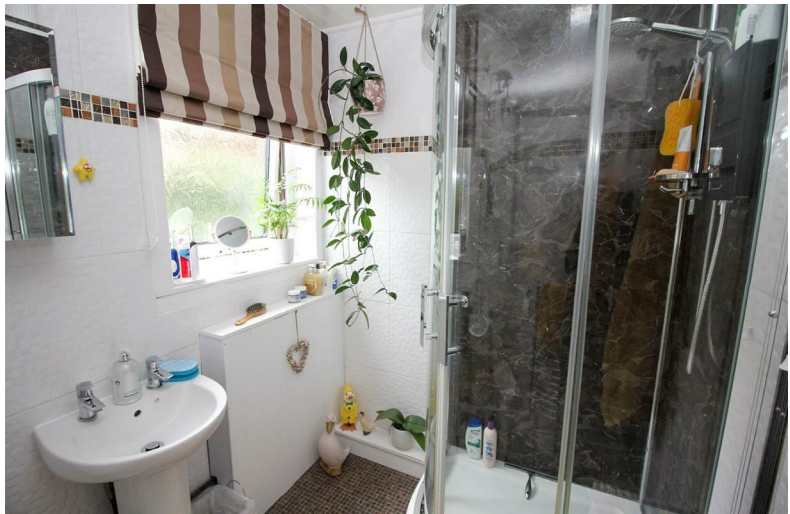
## Sales and Other Information

### 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.

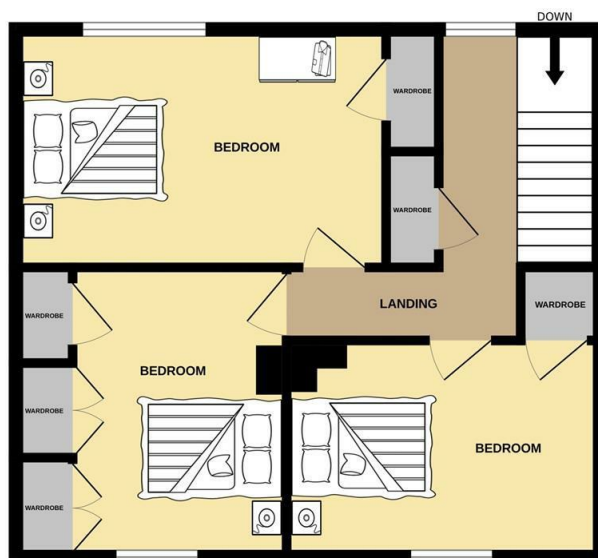
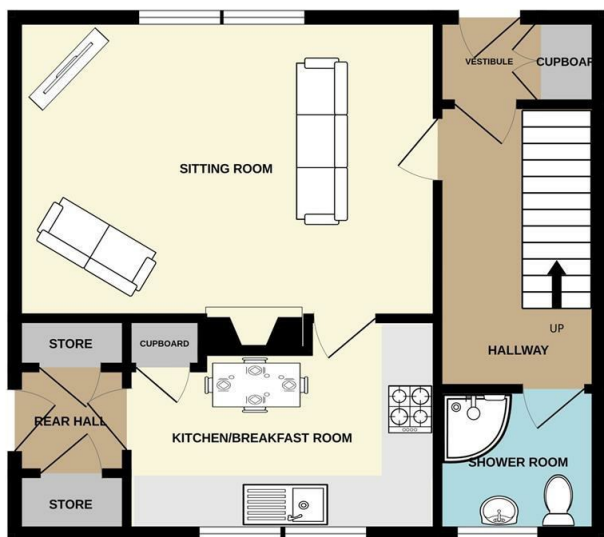


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
		56	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	
		48	60

GROUND FLOOR

1ST FLOOR



24 HERONHILL CRESCENT, HAWICK

**Important:**

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