



BANNERMANBURKE

PROPERTIES LIMITED



17D OConnell Street, Hawick, TD9 9HT

Offers In The Region Of £65,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ BATHROOM ■ 3 BEDROOMS ■ GCH & DG ■ LARGE SHARED GARDEN WITH TWO SHEDS AND CLOTHES DRYING FACILITIES ■ CENTRAL LOCATION ■ CAR PARK OPPOSITE ■ EPC RATING E

Centrally located, just a short walk to the high street and all amenities, 17D O'Connell Street is an ideal opportunity for someone looking for a first time buy or rental investment. The property benefits from three bedrooms and a large shared garden to the rear with shed and clothes drying facilities and a car park across the road is a great advantage. Gas central heating and double glazing throughout.

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 its 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

Accessed through an open close to the rear, an external staircase leads up to a shared entrance hall with internal staircase to the property. Entered via UPVC door into the hallway where all accommodation is accessed. Decorated in neutral tones with wood flooring. A large cupboard offers good storage with shelving and the electric switch gear is housed in here also. Central heating radiator, ceiling light and smoke detectors. The wood flooring is continued from the hallway into the living room which is situated to the front, a large double glazed window takes in lovely views of the town hall and surrounding town and countryside. Decorated in dark grey, the main focal point of the room is the gas fire with marble back and hearth and timber surround. Attractive central ceiling light and central heating radiator. Access to the kitchen is from here. A large double glazed window overlooks the rear garden and provides good natural light to the room. Vinyl flooring and decorated in neutral tones with wall mounted and floor units in white to both sides of the kitchen, stainless steel single bowl sink with drainer and taps over, black laminate worktops and tile to splashback area. Smoke alarm and strip light to ceiling. A cupboard in the kitchen houses the Glow-Worm boiler. The bathroom is located to the rear and is a spacious room with large opaque double glazed window. 4 piece white suite of bath, shower enclosure with electric shower, WC and wash hand basin set in vanity furniture. Black and white tile to bathing areas and decorated in neutral tones with vinyl flooring. Fixed mirror with wall mounted heater over.

Two of the bedrooms are to the front with the third bedroom to the rear, all with large double glazed windows and lovely views over the town. The two larger rooms benefit from built in wardrobes. All rooms have laminate to floor, central heating radiators and central ceiling lights.

Room Sizes

Hallway 4.43 x .911
Living room 4.4 x 3.62
Kitchen 3.61 x 2.02
Bathroom 2.58 x 2.52
Bedroom 3.46 x 2.39
Bedroom 4.4 x 2.2
Bedroom 4.45 x 2.97

Externally

A large shared garden is to the rear accessed by stairs. Laid to lawn with clothes drying facilities, bounded by wall to three sides and bordered with mature shrubs. There are also two sheds belonging to 17D O'Connell Street.

Directions

Travelling West along Hawick High Street, take a left onto O'Connell Street and the property is on the left at the top of the street, opposite the car park.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, and light fittings 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.

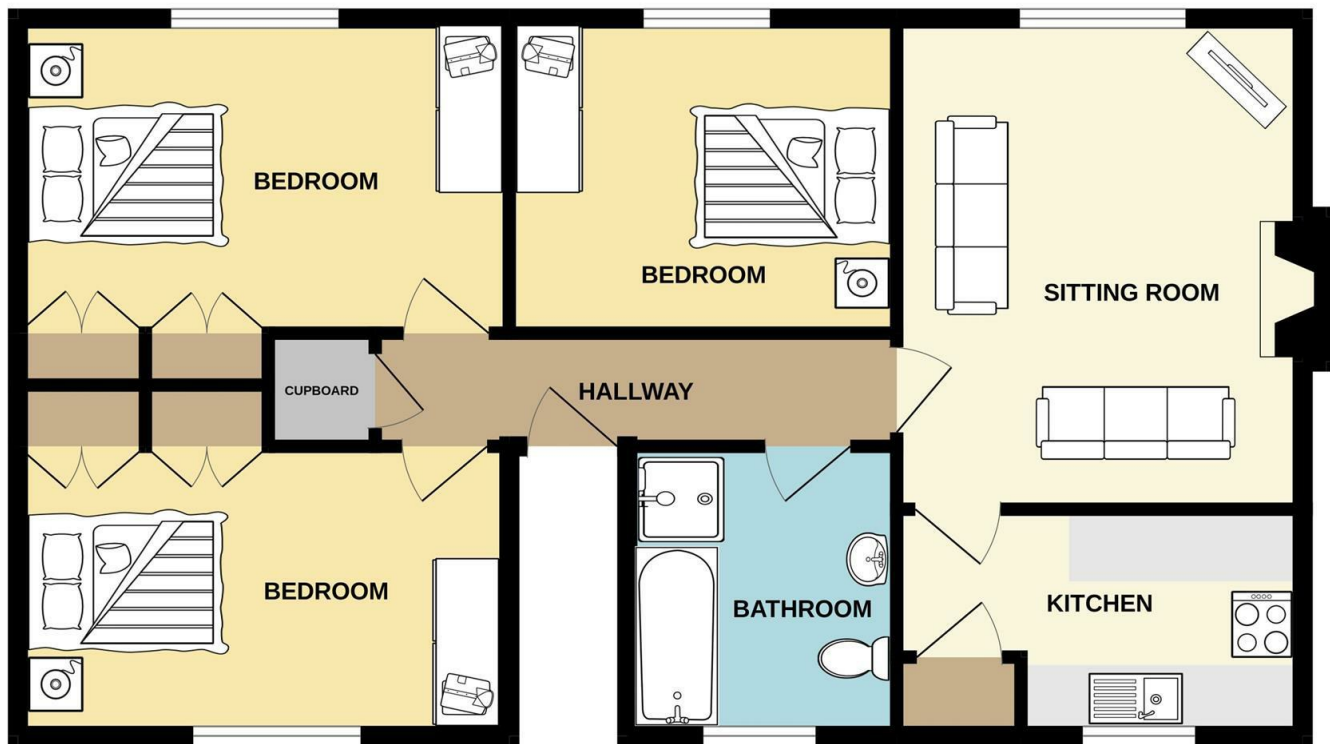
Notice:

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		54	55
(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		46	48
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



17D O'CONNELL STREET, HAWICK

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