



# BANNERMANBURKE

PROPERTIES LIMITED



## 17 Kenilworth Avenue, Hawick, TD9 8EG

Ground floor office space with private front and rear entrance, offered for sale in very good order. Bright and light front reception/office room is warm and inviting and freshly decorated in neutral tones with carpet flooring. A separate office/meeting room is located to the front also with window, carpet flooring and fresh neutral décor. To the rear is a kitchen area with door to the rear and WC facilities. Heating is by way of wall mounted electric panel heaters.

- PRIVATE FRONT AND REAR DOORS
- LARGE RECEPTION/OFFICE
- SEPARATE OFFICE/MEETING ROOM
- KITCHEN AND WC FACILITIES
- ELECTRIC HEATING
- GOOD STORAGE
- FRESH NEUTRAL DECOR
- ALARM SYSTEM
- AMPLE PARKING TO FRONT

**OFFERS IN THE REGION OF £29,995**

## 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

Ideal ground floor unit already designed for office space but could easily be adapted for a variety of uses. The property has been freshly decorated throughout with carpet flooring and is offered for sale in very good order. Large front windows allow in lots of natural light and heating is via electric panel heaters. Kitchen and WC facilities are located to the rear and a door from the kitchen leads out to a loading bay for loading and unloading. An alarm system is also in place.

## Room Sizes

Main Reception/Office - 6.27 x 3.44

Office 2.28 x 2.88

Kitchen 2.09 x 3.80

WC 2.24 x 1.53

## Externally

Ample communal parking to the front.

## Directions

Entering Hawick on the A7 from the North, take a left onto Burnfoot Road and follow the road along to Kenilworth Avenue. Take a left onto Kenilworth Avenue and a left again into the cul-de-sac where other shops and businesses are located.

## Sales and Other Information

## Fixtures and Fittings

All carpets, floor coverings, light fittings and electric radiators included in the sale.

## Services

Mains drainage, water and electricity.







## Directions

## 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.



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