



BANNERMANBURKE

PROPERTIES LIMITED



34C Loan, Hawick, TD9 0AT
Offers In The Region Of £70,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ SHOWER ROOM ■ TWO DOUBLE BEDROOMS ■ SHARED DRYING AREA TO REAR ■ LOVELY VIEWS ■ DOUBLE GLAZING ■ CLOSE TO TOWN CENTRE ■ EPC RATING C

We are delighted to bring to market, this two bedroom first floor flat in the popular West End area of town, offering lovely views. Close to Drumlanrig School and just a short walk to the town centre and all local amenities and on a good bus route. Offered for sale in good order with double glazing throughout. Shared drying area to the rear. Ideal first time buy, buy to let investment or downsizing opportunity.

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

A solid timber door opens into the well maintained communal staircase which leads up to the property on the first floor. A timber and glazed door allows access to a hallway which has the benefit of three generous storage cupboards, one housing the water tanks and one containing the electric switch gear. The living room is to the front and has two large double glazed windows allowing lots of natural light with carpet to floor and ceiling light fitting. The main focal point is the white timber fire surround with tiled back and hearth and electric fire inset. A recessed display unit offers shelving and further storage. Access to the kitchen is from here which is a good size with space for breakfasting table and chairs. Ample floor and wall mounted units in timber style with laminate work surfaces and red boarding to backsplash areas. Space and plumbing for a washing machine, space for free standing fridge freezer, integrated electric oven and 4 burner electric hob with extractor over. A single bowl stainless steel sink and drainer with mixer tap sits under the large double glazed window to the rear with nice views. This room is decorated in neutral tones with vinyl to floor and ceiling light fitting.

Both bedrooms are good size doubles, one to the front and the other is to the rear, both with lovely views and built in wardrobes with hanging and shelving. The shower room is located to the rear of the property with double glazed opaque window. Comprises of a 3pc white suite of wash hand basin, WC and adapted walk in shower enclosure with electric shower and shower boarding. Tall freestanding unit and wall mounted mirrored cabinet provide additional storage. Electric heating and double glazing throughout the property.

Room Sizes

Hallway 4.57 x 2.72 to widest point

Kitchen 3.44 x 2.86

Living room 4.65 x 3.72 to widest point

Shower room 1.93 x 1.74

Bedroom 4.09 x 3.43

Bedroom 3.92 x 3.34

Externally

There is a well maintained shared drying area to the rear which is accessed from a back door of communal close and has clothes drying facilities.

Directions

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square and The Loan. The property is located 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, 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.

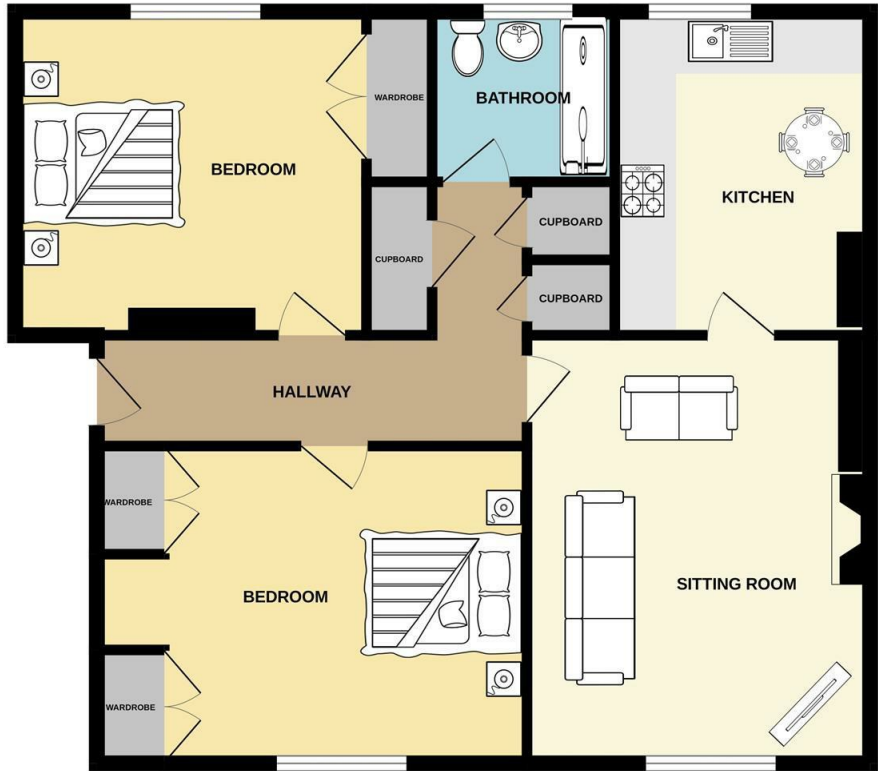
Notice:

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			
(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			
(81-91) B			
(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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