



# BANNERMANBURKE

PROPERTIES LIMITED



**46 McLaren Court, Hawick, TD9 8HN**

**Offers In The Region Of £55,000**



# 46 McLaren Court, Hawick, TD9 8HN

## Offers In The Region Of £55,000



- HALLWAY ■ SITTING ROOM WITH PRIVATE BALCONY ■ 3 DOUBLE BEDROOMS ■ BATHROOM ■ KITCHEN ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ STUNNING VIEWS OVER HAWICK ■ SECURE ENTRY SYSTEM ■ EPC RATING C

Fantastic opportunity to acquire a spacious second floor 3 bedroom flat, presented for sale in good decorative order. The property has recently undergone a degree of upgrading with new décor and some new carpet flooring. The sitting room has the addition of a balcony, accessed by sliding patio doors, with stunning views over Hawick and hills beyond. The property also benefits from gas central heating, double glazing and a secure entry system, making this a perfect lock up and leave, first time buy or buy to Let opportunity. Neat and tidy communal drying space is located to the rear of the block. Viewing is advised to fully appreciate.

### 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 located on the second floor of a block of 6 properties, all of which have a secure entry from the ground floor level. The property is entered via a UPVC door into the hallway where there are two storage cupboards and a pull down ladder to the attic providing further storage. The kitchen is a generous size with ample space for dining furniture and is well equipped with integrated fridge freezer, oven, gas hob and cooker hood. Good range of floor and wall mounted units in cream with laminate worksurfaces, one and half bowl ceramic sink and drainer with mixer tap and space and plumbing for a washing machine. The boiler is located in a cupboard within the kitchen also. The sitting room is to the rear of the property with double sliding patio doors out onto a private balcony, with stunning views over Hawick and the surrounding countryside. Decorated in neutral tones with carpet to floor, this is a lovely bright spacious room.

There are three double bedrooms all with carpet flooring and decorated in neutral tones with the master bedroom having built in wardrobes. The bathroom is bright and fresh and located to the front of the property with double glazed opaque window. Comprises of a 3pc white suite of wash hand basin, WC, and bath with thermostatic shower above.

### ROOM SIZES

SITTING ROOM - 4.59 X 3.76

KITCHEN - 4.00 X 2.83

BATHROOM - 3.00 X 1.63

BEDROOM 1 - 3.63 X 3.00

BEDROOM 2 - 3.00 X 2.95

BEDROOM 3 - 3.90 X 2.26



## EXTERNALLY

There is a well maintained shared drying area to the back of the property.

## DIRECTIONS

Heading off the A7 towards Burnfoot, take the first right off Burnfoot Road into The Meadows. Take the next right into the McLaren Court car park. The block sits on the left hand side as you enter the car park.

## SALES AND OTHER INFORMATION

### FIXTURES AND FITTINGS

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

All furniture and movables shown can be purchased at an additional cost.

Please call for further information.

### SERVICES

Mains drainage, water, gas and electricity.





**Offers:**

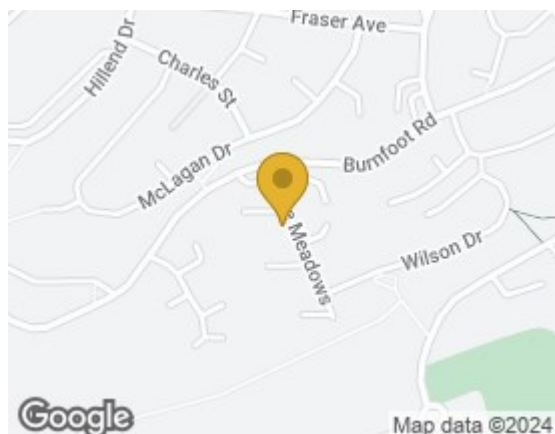
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

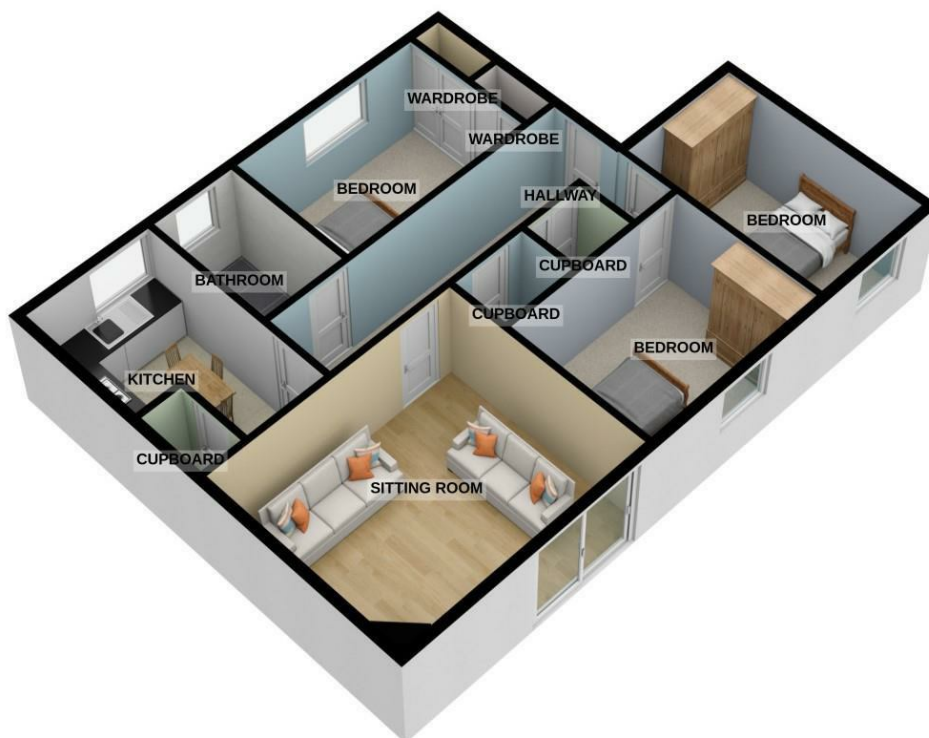
**Notice:**

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		77	77
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		77	78
(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	



46 MCLAREN COURT, HAWICK

**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.