



BANNERMANBURKE

PROPERTIES LIMITED



7/2 Union Street, Hawick, TD9 9LF
Offers In The Region Of £95,000



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- COVERED EXTERNAL STAIRS TO PROPERTY ■ ENTRANCE HALLWAY ■ VERY LARGE DINING KITCHEN ■ GENEROUS LIVING ROOM WITH HIGH CEILINGS ■ TWO VERY LARGE DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ FAMILY BATHROOM ■ GAS CH AND DG ■ COMMUNAL GARDEN WITH CLOTHES DRYING FACILITIES AND TWO PRIVATE OUTHOUSES ■ EPC RATING C

We are delighted to bring to market this very large and spacious three bedroom first floor flat in a central location of town, a very short walk to all local amenities. Presented for sale in excellent order with lovely high ceilings and deep timber skirtings and freshly decorated throughout in neutral tones. Ideal first time buy or downsize opportunity, holiday home or rental investment. A large outhouse on the first floor houses the combination gas boiler and provides excellent storage and a communal garden offers clothes drying facilities and another private outhouse. Viewing comes highly recommended to fully appreciate size and condition.

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

The property is entered via a double glazed door into the hallway where all accommodation is accessed. The hallway is decorated in neutral tones with carpet flooring, has two ceiling lights, central heating radiator and smoke alarm. Housed at high level is the electric meter and switch gear. Wall mounted thermostat.

The welcoming living room is located to the front of the property and boasts high ceilings and deep timber skirtings. The main focal point of the room is the marble fire surround with marble back and hearth and gas fire inset. Carpet flooring and attractive ceiling light fitting. A double glazed window to the front with comfy window seat is a lovely feature.

To the rear is very large dining kitchen with a great range of floor and wall units with ample marble effect work surfaces and tiling to splashback areas. A one and a half bowl sink and drainer sits beneath a large double glazed window allowing in lots of natural light. Integrated double electric oven and five burner gas hob. Space and plumbing for a washing machine and space for a free standing fridge freezer. Ample space for dining table and chairs. Large storage cupboard.

The master bedroom is located to the rear also and is very generous in size with lovely high ceilings and double glazed window. Large walk in wardrobe, carpet flooring and central heating radiator. To the front is the second large double bedroom and single room which is currently used as a home office/storage room. Finally the family bathroom comprises of a 3pc suite of wash hand basin set in vanity furniture, WC and bath with shower above, run off the boiler. Chrome heated towel rail, shower boarding and vinyl flooring.

Room Sizes

SITTING ROOM 4.32 x 4.3

DINING KITCHEN 4.70 X 4.50

DOUBLE BEDROOM 4.23 x 5.31

DOUBLE BEDROOM 4.32 x 3.0

SINGLE BEDROOM 2.0 x 3.2

BATHROOM 1.45 x 3.25

Externally

The property benefits from good external storage with private outhouse on the first flooring housing the combination gas boiler and another outhouse in the garden area. The communal garden has clothes drying facilities and there is access to Mart Street.

Directions

From Mart Street travelling North, take the exit onto North Bridge Street. Take a left on to Union Street and the property is located on the left hand side and entered via a communal close to the rear.

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. 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		79	79
(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 CO ₂ emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



7/2 UNION STREET, HAWICK

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