



# BANNERMANBURKE

PROPERTIES LIMITED



**4/2 Earl Street, Hawick, TD9 9PZ**  
**Offers In The Region Of £65,000**



# 4/2 Earl Street, Hawick, TD9 9PZ

## Offers In The Region Of £65,000



- WELL MAINTAINED COMMUNAL ENTRANCE
- TWO INTEGRATED OUTHOUSES ON FIRST FLOOR
- LANDING
- ENTRANCE HALLWAY
- OPEN PLAN KITCHEN AND LIVING ROOM
- THREE BEDROOMS
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN
- EPC RATING D

We are delighted to offer for sale this spacious first floor three bedroom flat in a very central location of town, close to all local amenities and Trinity Primary school. Presented for sale in good order but would benefit from some upgrading internally. Ideal first time buy, downsizing opportunity or lock up and leave second property. Benefits from two large outhouses and a very well maintained communal entrance and rear garden.

### 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

A well maintained communal close leads to the property which is situated on the first floor. Two outhouses, private to the property, are located on the outside landing and provide good storage. A solid timber door allows access in to the spacious hallway which has two large cupboards offering further storage, and access to all accommodation. The open plan kitchen and living room is to the front and is a lovely bright room with two double glazed windows allowing in lots of natural light. Ample space for living and dining furniture. The main focal point of the living room is the tiled fireplace with working open grate fire. Decorated in neutral tones with carpet to the living area and vinyl flooring to the kitchen space. Good range of floor and wall mounted units in timber with laminate work surfaces and tiling to the splashback area. Integrated electric oven and 4 burner electric hob with cooker hood over, stainless steel single bowl sink with drainer and mixer tap, space and plumbing for washing machine and space for under counter fridge.

The property has two spacious double bedrooms and a good size single, all decorated in neutral tones with carpet flooring. The double bedroom to the front has good storage with floor to ceiling built in wardrobes. The bathroom is to the rear and comprises of bath, wash hand basin and WC. Opaque double glazed window to the rear of the property. Wall mounted heater, decorated in neutral tones with laminate to floor.

This spacious flat should be viewed to fully appreciate.

### Room Sizes

Living Room/Kitchen 4.30 x 4.45  
Bedroom 4.05 x 3.60  
Bedroom 4.25 x 3.00  
Bedroom 3.80 x 2.00  
Bathroom 2.60 x 1.65

## Externally

To the rear of the property is a very well maintained shared garden with clothes drying facilities and communal washhouse. Also in the rear garden are two private outhouses, ideal for coal or log storage.

## Directions

From the roundabout at Mart Street, take the exit for Weensland Road and the first exit on the left onto Trinity Street. The next left takes you on to Earl Street and the property is located on the right hand side, the door marked 4.

## 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](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.

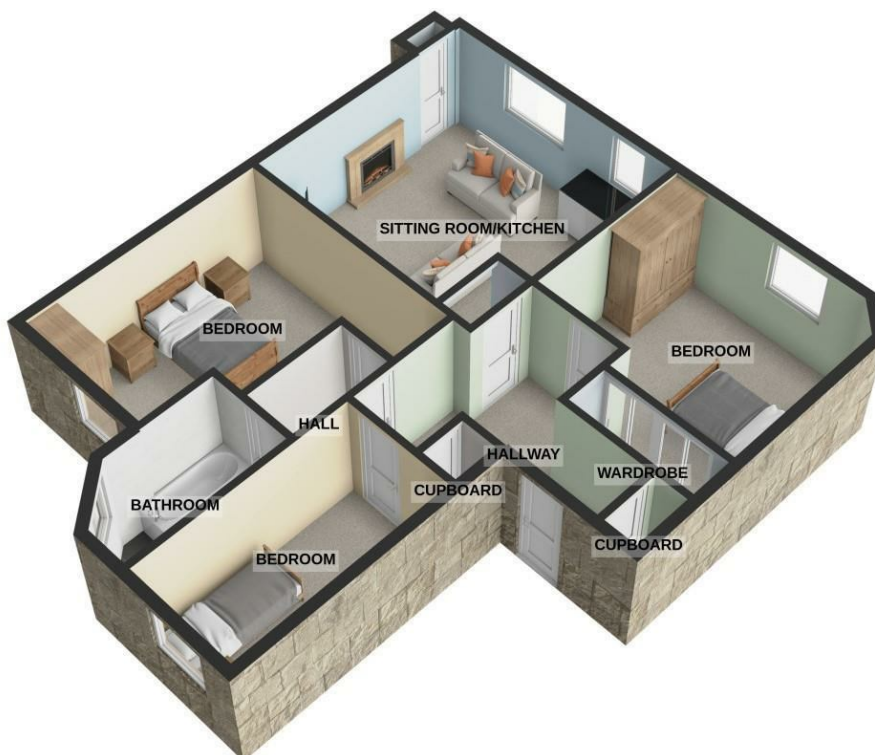
**Notice:**

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
Scotland		EU Directive 2002/91/EC	



4/2 EARL STREET, HAWICK

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