



# BANNERMANBURKE

PROPERTIES LIMITED



**21 Crumhaughhill Road, Hawick, TD9 0BU**

**Offers In The Region Of £115,000**



# 21 Crumhaughhill Road, Hawick, TD9 0BU

## Offers In The Region Of £115,000



- HALLWAY ▪ LIVING ROOM ▪ KITCHEN ▪ SHOWER ROOM ▪ THREE DOUBLE BEDROOMS ▪ GAS CH & DG ▪ FRONT SIDE AND REAR GARDEN ▪ LOVELY VIEWS OVER THE TOWN ▪ EPC RATING C

We are delighted to bring to market this spacious three bedroom, semi detached property in the ever popular West End area of town. With a degree of cosmetic updating, this property would make the perfect family home with beautiful views over the town. On a good bus route and ideally situated for Drumlanrig Primary School and the Moat Park, the property is just a short walk from the High Street and all local amenities. Benefits from double glazing and gas central heating throughout. The front, side and rear gardens are also a great advantage.

### 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 entrance hallway provides access to the living room which leads to the kitchen and a downstairs bedroom/second public room. A carpeted stair provides access to the upper level with a good size under stair cupboard offering storage. The living room is to the rear over looking the garden and is a lovely bright room with large double glazed window allowing in lots of natural light. Decorated in neutral tones with carpet to floor. The main focal point of the room is the gas fire set on a marble hearth with brick surround. Access to the kitchen is from the living room and offers ample floor and wall mounted units in timber with laminate work surfaces and tile to splashback areas. Single bowl stainless steel sink and drainer, space for freestanding cooker and space and plumbing for washing machine. A larder cupboard is a great advantage and offers good storage. A door from the kitchen leads out to the garden at the side. The downstairs bedroom is to the front with a beautiful feature fireplace. Decorated in neutral tones with carpet to floor, this room is a good size and versatile in use.

A carpeted stair leads to the upper level with a window on the turn of the stairs letting in good light. The upper landing gives access to two further spacious bedrooms and the newly fitted shower room. The upstairs bedrooms are both very spacious with ample space for furniture and are decorated in neutral tones and with carpet to floor. The bedroom to the rear has a good range of built in wardrobes and beautiful views over the town and surrounding countryside. The newly fitted shower room comprises of walk in shower enclosure with electric shower, wash hand basin and WC. Marble effect shower boarding throughout is ideal for easy cleaning and a window to the side of the property allows good natural light. The Vaillant gas boiler is located within a cupboard in the shower room also. Fully double glazed with gas central heating throughout, this property is ready for a new owner to put their own stamp on it and make a superb family home.

## Room Sizes

SITTING ROOM 3.88 x 4.51

KITCHEN 2.27 x 3.84

DOUBLE BEDROOM 3.33 x 3.33

DOUBLE BEDROOM 3.92 x 4.50

DOUBLE BEDROOM 3.92 x 3.52

SHOWER ROOM 2.39 x 2.24

## Externally

The property benefits from front, side and rear gardens. To the front there is wheelchair access and patio with the rear garden being laid to lawn with clothes drying facilities and shed.

## Directions

From the High Street travelling West, take a left onto the Howegate and continue forward to Drumlanrig Square and the Loan. At the fork in the road, take a right on to Crumhaughhill Road and the property lies on the right hand side.

## 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:**

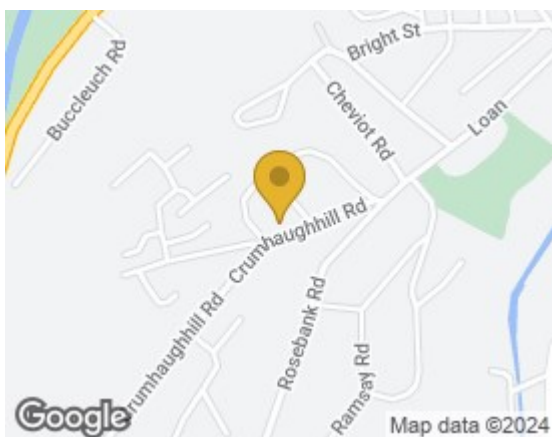
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

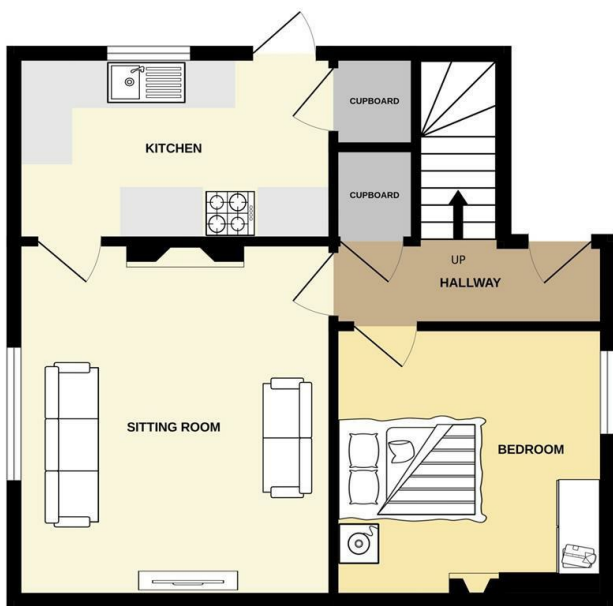
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



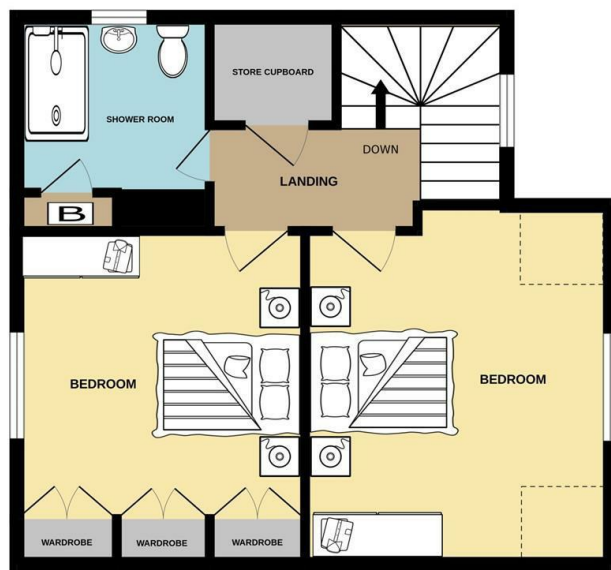
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		64	79
(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	

GROUND FLOOR



1ST FLOOR



21 CRUMHAUGHHILL ROAD, HAWICK

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