



BANNERMANBURKE

PROPERTIES LIMITED



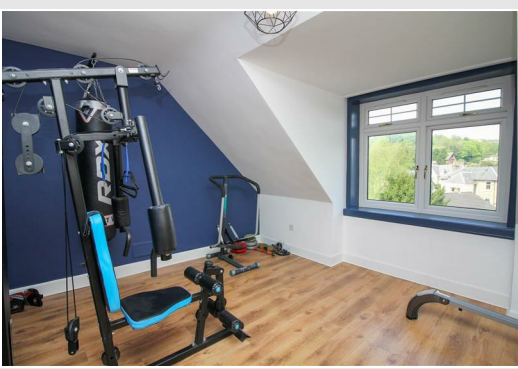
16/3 Havelock Street, Hawick, TD9 7BB

Offers In The Region Of £95,000



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- HALLWAY ■ LIVING ROOM ■ DINING KITCHEN ■ BATHROOM ■ THREE BEDROOMS ■ SHARED GARDEN WITH DECKING, LAWN AND CLOTHES DRYING FACILITIES ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ EPC RATING D

Viewing is highly recommended of this recently renovated top floor, 3 bedroom flat. Located just a short walk to the high street and all local amenities, the property is on a good bus route and ideally positioned for Wilton Primary School. Presented in immaculate condition this property is move in ready and would make a great first time buy, starter family home or rental investment opportunity. Benefits from gas central heating, double glazing throughout and a lovely shared garden to the rear.

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 communal stair leads up to the property, located on the second floor. Two private outhouses are situated just outside the property and offer good storage. A double glazed UPVC door leads into the entrance hallway which allows access to all accommodation and has a cupboard for storage. The sitting room is located to the front and is a lovely bright spacious room which is decorated in neutral tones with carpet to floor. The main focal point of the room is the white timber surround with tiled back and hearth and gas fire inset. Attractive ceiling light fitting, central heating radiator and cornice detail to ceiling. The kitchen is to the rear and is stylish and contemporary with floor units in navy and white laminate work surfaces. White single bowl sink with drainer and attractive gold mixer tap over. Integrated dishwasher, electric oven, ceramic hob with chimney style cooker hood above. Space and plumbing for washing machine and space for freestanding fridge freezer. A larder cupboard houses the recently installed gas combination boiler. Decorated in white with decorative vinyl flooring, the kitchen has ample space for dining furniture. Recessed spotlights to ceiling and a double glazed window to the rear offers lovely views. The bedrooms are spacious and lovely bright rooms, decorated in neutral tones with central heating radiators and ceiling lights. Two of the bedrooms are to the front and the other is to the rear with lovely views. The room to the rear and smaller room at the front have laminate to floor and the main bedroom, has carpet to floor and a good range of built-in wardrobes. The bathroom is to the rear with opaque double glazed window and comprises of 3 pc suite of bath with mixer tap and shower attachment, wash hand basin and WC. Decorated in green with white tiling to half height and full height to the bathing area and vinyl to floor. Recessed spotlight to ceiling and central heating radiator.

Room Sizes

Sitting Room 4.36 x 4.45

Dining Kitchen 3.41 x 4.00

Bathroom 2.31 x 2.20

Bedroom 4.70 x 3.72

Bedroom 3.80 x 4.57

Bedroom 3.37 x 2.50

Externally

The shared garden to the rear offers a lovely decking area, lawn with clothes drying facilities and is bounded by wall and fencing for privacy.

Directions

Heading south into Hawick on the A7, continue down Wilton Hill, past the police station, take the 3rd right onto Havelock Street, the property is on the right.

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.

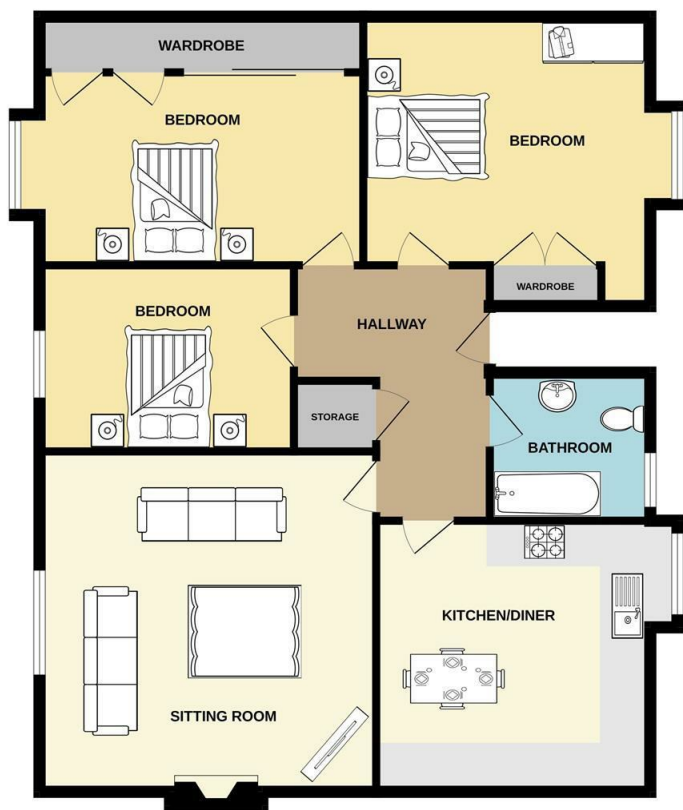
Notice:

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			
(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	



16/3 HAVELOCK STREET, HAWICK

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