



BANNERMANBURKE

PROPERTIES LIMITED



43A North Bridge Street, Hawick, TD9 9PX

Offers In The Region Of £165,000



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- ENTRANCE VESTIBULE AND HALLWAY
- SITTING ROOM WITH DINING AREA
- DINING KITCHEN
- UTILITY ROOM
- LIVING ROOM/BEDROOM
- THREE FURTHER BEDROOMS
- WC AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE ATTIC AREA WITH POWER AND LIGHT
- EPC RATING D

We are delighted to bring to market, this beautiful four bedroom townhouse in the central and convenient North Bridge Street area, just a short walk to the town centre and all local amenities. Offered for sale in excellent order with gas central heating and double glazing along with lovely period features such as high ceilings, deep timber skirtings, cornicing and timber panelling. The property is well proportioned and versatile in use with the fourth bedroom making an ideal second living room or home office space. There is ample parking on street and viewing is a must to fully appreciate size and location.

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

From the front, a private gated entrance leads to the property. A solid timber door with glazed inserts provides access to the entrance vestibule with original tiled flooring and a range of coat hooks. An impressive and original staircase leads up to the first level where the dining kitchen, utility room, living room with dining area and bedroom 4/sitting room are located. The property is set over three floors with three further bedrooms, family

bathroom and very large attic space on the third floor.

The stunning living room with dining area is located to the front of the property with large double glazed windows flooding the room with natural light. A beautiful bay window is a lovely feature, adding to the charm of the room. The main focal point of this room is the timber fire surround with cast iron gas fire insert, tiled side panels and tiled hearth. Freshly decorated in neutral tones, this bright and spacious room offers great family living with ample space for both living room and dining room furniture. High ceilings, deep timber skirtings and cornicing show some of the many period features this property has to offer.

To the rear is the dining kitchen and utility room which is generous in size and can easily accommodate a dining table and chairs. Good range of floor and wall units with ample work surfaces, space for an electric cooker, integrated dishwasher and composite sink and drainer with mixer tap. Double glazed window to the rear. An open doorway leads through to the utility room which has space and plumbing for a washing machine and under counter freezer and has an additional sink. Further units provide good storage and the Vaillant combination gas boiler is located in here also. Double glazed window.

Bedroom 4 or second sitting room is also located to the rear of the property with double glazed window. This room is versatile and could be used for a variety of purposes. Decorated in fresh neutral tones with laminate flooring, central heating radiator and attractive ceiling light fitting. Electric fire suite.

A beautiful solid wood staircase with carpet runner leads up to the second floor landing and again boasts high ceilings, cornicing and stained glass skylight.

The master bedroom is a large and spacious room located to the front of property with double glazed windows overlooking North Bridge Street. A feature arch and bay window are an appealing feature and this area lends itself well for a dressing table. Decorated in grey with carpet flooring and ample space for bedroom furniture.

Another double bedroom is located to the rear and has the added benefit of a dressing room. Decorated in neutral tones with laminate flooring and double glazed window to the rear. The dressing room is a good size and offers lots of additional storage and has a double glazed window. A third double to the front is bright and spacious and has a full range of built in wardrobes with hanging and shelving.

Finally the bathroom is located to the rear with a WC separate to the bathing facilities. Comprising of a corner bath, double walk in shower enclosure with electric shower and wash hand basin. A door from the bathroom

leads to wooden steps that take you up to the very large attic space which is partially floored and has the benefit of power and light and 3 skylights allow good natural light in.

Room Sizes

Sitting Room/Dining Room - 7.10 x 6.15

Dining Kitchen - 4.15 x 3.45

Utility Room 2.15 x 1.75

Bedroom 4/2nd Sitting Room - 3.50 x 3.45

Master Bedroom - 5.30 x 3.50

Double Bedroom - 3.50 x 3.10

Double Bedroom - 3.60 x 3.50

WC - 1.00 x 1.45

Bathroom - 2.40 x 2.25

Externally

Ample on street parking available and private gated entrance to the front of the property.

Directions

From the roundabout at Mart Street, heading North, take the exit on the left for Duke Street/North Bridge Street and follow the road around to the left. The property sits on the left hand side.

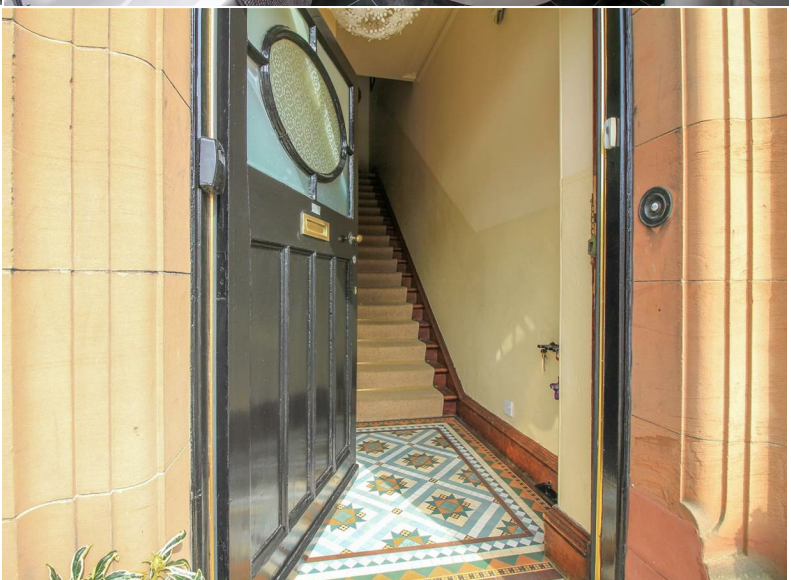
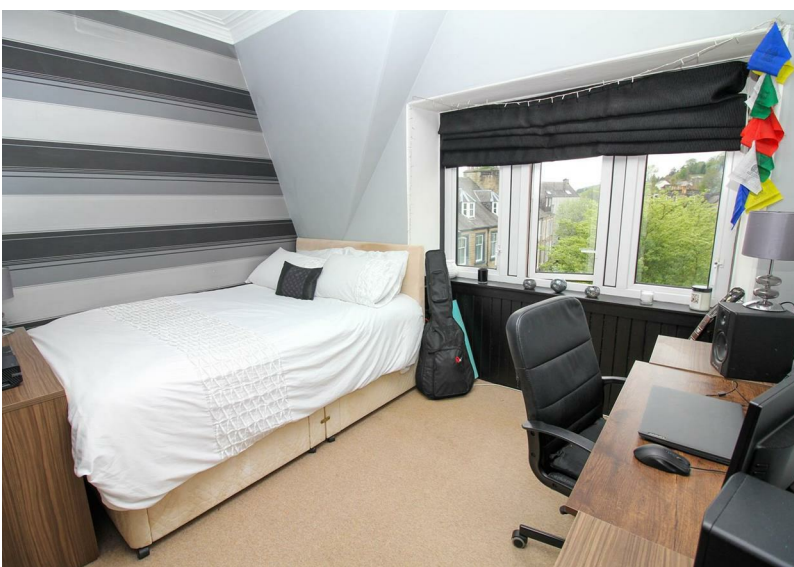
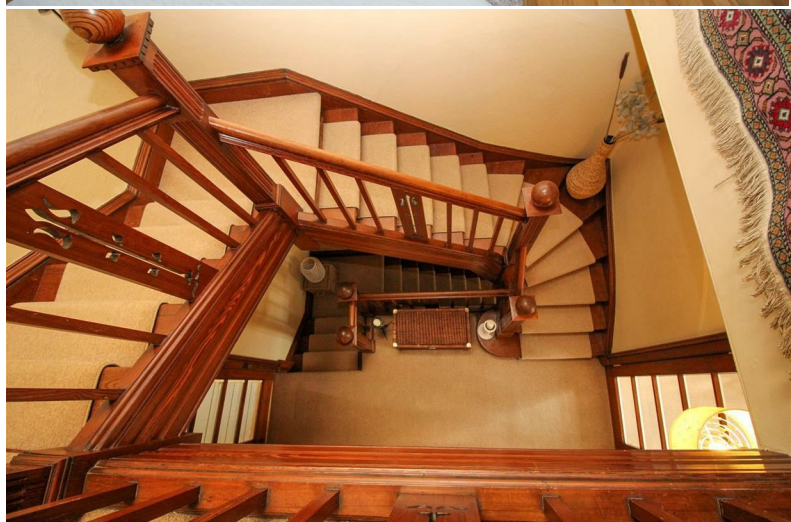
Sales and Other Information

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. 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	



43A NORTH BRIDGE STREET, HAWICK

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