



BANNERMANBURKE

PROPERTIES LIMITED



Springbank Cottage, Bucklands, Hawick, TD9 8RP

Offers In The Region Of £340,000



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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ WC AND UTILITY ROOM ■ MASTER SUITE WITH EN-SUITE AND STUDY ■ 2 FURTHER DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ BEAUTIFUL GARDEN GROUNDS WITH KITCHEN GARDEN AND WATERFALL FED DUCK POND ■ GARAGE AND CAR PORT ■ SECLUDED PEACEFUL SETTING

Early viewing is highly recommended of this beautiful picture perfect detached cottage set in a peaceful and secluded location on the outskirts of town. Springbank Cottage, offers excellent family accommodation with a countryside feel while still being close to town and all local amenities. Set in the most stunning garden grounds with pond and kitchen garden, this hidden gem offers a flexible country lifestyle. Detached double garage and car port with log store are a great advantage and the property also benefits from gas central heating, double glazing and high speed broadband.

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 from the front via a welcoming porch/conservatory with tiled flooring. This leads into the hallway, allowing access to the sitting room, master suite and stairs to upper level. The sitting room is to the front and is bright and spacious while still retaining a cosy ambiance with attractive ceiling and wall light fittings. Double aspect windows to the front and side look over the country garden. Decorated in neutral tones with carpet flooring, the main focal point of the room is the white brick fireplace with timber mantle and log burning stove set upon a stone hearth. A door to the rear of the sitting room leads through to the large dining kitchen which is triple aspect, including French doors leading out to the beautiful patio area and gardens. Decorated in a pale green with laminate flooring, this spacious room has a lovely country cottage feel. It offers a good range of floor and wall mounted Howdens units, in cream with black granite work surfaces and Belfast

sink with mixer tap. The Rangemaster stove is included in the sale and has a chimney style cooker hood above. Integrated dishwasher and American style fridge freezer are also included in the sale. Recessed ceiling spotlight fittings and access hatch, with Ramsay ladder to loft space, where the Viessmann boiler is located. A rear hallway provides additional access out to the patio and a sliding door from the hallway leads to the handy utility/WC with space and plumbing for a washing machine and condenser drier, both included in the sale. The WC and wash hand basin are set in vanity furniture providing storage. Double glazed opaque window to the side and tile effect Kardean vinyl flooring.

The master suite is accessed from the front hallway. This very large bedroom is located to the front with double glazed window and has access to a sun room and ensuite shower room. Decorated in neutral tones with carpet flooring this room offers a luxurious master suite or an ideal separate living space for guests. The fireplace with slate hearth is also a lovely feature. From the bedroom a door leads into the delightful sun room which is located to the side of the property with stunning views of the garden. From here a door leads to a garden and two windows let light stream in. A sliding timber door takes you through to the immaculate ensuite which can also be accessed from the bedroom. It comprises of double walk in shower enclosure, wash hand basin set in vanity furniture and WC. A double glazed opaque window to the rear allows in good natural light. Tiled to full height in neutral tile for easy cleaning with recessed ceiling spotlights.

A carpeted stair with window to the rear leads up to the upper level where two further double bedrooms and a bathroom are located. A good sized storage cupboard is located on the upper landing. Both bedrooms are generous in size and decorated in neutral tones with carpet to floor. One room offers a full range of built in wardrobes with hanging and shelving. The other room has a beautiful cast iron fireplace with electric stove effect fire set upon a slate hearth and double aspect windows to the front and side of the property. The family bathroom is to the rear with a double glazed opaque window and comprises of 3pc suite of wash hand basin with storage below, bath and WC.

This picturesque cottage style home is a must see to fully appreciate the beauty and tranquillity.

Room Sizes

Sitting Room 4.00 x 5.45
Dining Kitchen 4.20 x 5.00
WC/Utility Room 1.40 x 2.20
Master Bedroom 5.52 x 3.70
Ensuite 2.80 x 2.20
Sun Room 3.25 x 2.80
Bedroom 3.53 x 3.62
Bedroom 4.00 x 4.00
Bathroom 3.00 x 1.60

Externally

The property is set in a beautiful, peaceful location surrounded by mature trees. A patio area outside the kitchen is ideal for al fresco dining. It overlooks the small waterfall that feeds the duck pond, which drains into the stream that passes by. The garden is made up of various sections of lawns with flowers, shrubs and trees. A kitchen garden with a variety of fruits, vegetables and fruit trees serves the property with an abundance of produce. Several sheds provide garden storage and the double garage with electric roller door could also make a great workshop or home gym. The car port is a great advantage and offers a good space to the rear for log storage.

Directions

When approaching Hawick on the A7 from the North, go straight ahead at the first roundabout immediately after the 20mph sign, then turn left (Sign posted Burnfoot Industrial Estate) Turn left again at the T junction. Follow Burnfoot road up the hill and keep going straight ahead. When you see the Hamilton Road sign on the right, do NOT go down Hamilton Road. Turn right immediately behind the sign and follow the lane through the trees to Springbank Cottage.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, American style fridge freezer, range cooker, washing machine and tumble dryer included in the sale.

Services

Mains water, gas and electricity. Drainage is to a private septic tank.



Offers:

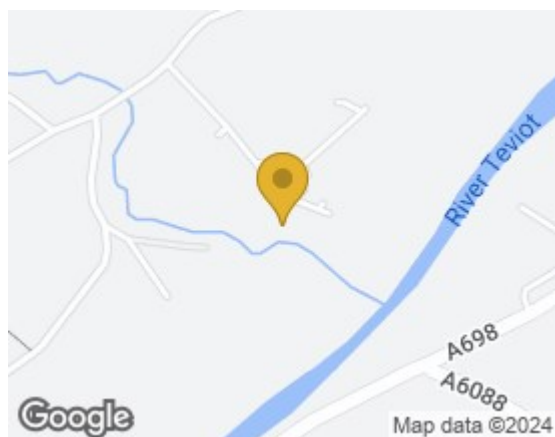
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



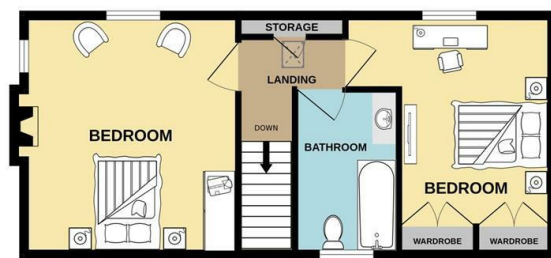
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



SPRINGBANK COTTAGE, BUCKLANDS, HAWICK, TD9 8RP.

Important:

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