



BANNERMANBURKE

PROPERTIES LIMITED

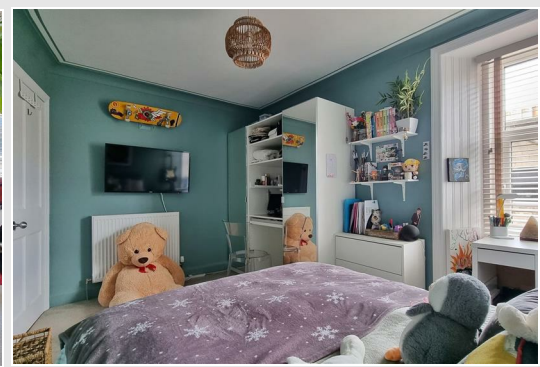


68a High Street, Hawick, TD9 9EE
Offers In The Region Of £140,000



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■ SECURE ENTRY PHONE SYSTEM ■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM AND WC ■ SPACIOUS MASTER BEDROOM ■ DOUBLE BEDROOM AND SINGLE BEDROOM ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING ■ OPPORTUNITY TO PURCHASE THE MAJORITY OF THE PROPERTY CONTENTS

We are delighted to bring to market, this stunning three bedroom townhouse set over three floors in the heart of town. Presented for sale in immaculate order and decorated to an exacting standard with modern and tasteful décor. There is the opportunity to purchase the majority of the contents of the property which would be ideal for someone looking for a holiday home, holiday let or first time buy. Viewing is a must to fully appreciate the standard and quality of this family home.

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

The property is entered from O'Connell Street via a solid timber door with secure entry phone system into an entrance vestibule with lovely tiled flooring that has the benefit of underfloor heating. There are a range of coat hooks and shoe storage and a timber turning staircase leads up to the accommodation. On the turn of the stairs, a stained glass window is a beautiful feature. A solid timber door leads to the entrance hall which is warm and welcoming. Decorated in neutral tones with carpet flooring and two attractive ceiling light fittings. Smoke alarm, central heating radiator,

thermostat for heating, wall mounted phone for secure entry system and large under stairs storage cupboard. Carpeted stairs lead to the upper level where three bedrooms and bathroom are located.

The utility room is located to the side with a double glazed window and is a great useful addition. Space and plumbing for washing machine, work surface space with sink and drainer, cupboards for storage, and space for an American style fridge freezer. Wall mounted combination gas boiler and ceiling mounted Pulley for clothes drying. Decorated in neutral tones with vinyl flooring, central heating radiator and ceiling strip light. Door to the WC which comprises of a 2pc suite of wash hand basin and WC with patterned wallpaper and vinyl flooring. The wash hand basin sits in vanity furniture with storage below and a lovely light up mirror is wall mounted above.

The dining kitchen can be accessed from either the hallway or utility room and is located to the side of the property with sash and case window. Good range of floor and wall units with timber effect worksurfaces and a one and a half bowl sink and drainer. Built in single electric oven with four burner ceramic hob and stainless steel cooker hood above. Integrated dishwasher and microwave. Ample space for dining table and chairs. TV aerial point. Attractive ceiling light fitting and recessed ceiling spotlights.

The impressive living room is located to the front and is bright and inviting with large double aspect windows to the front and side allowing lots of natural light through. The windows are single glazed sash and case with secondary glazing and have lovely stained glass features. Decorated in fresh neutral tones with carpet flooring, beautiful ceiling light fitting and central heating radiator.

The upper landing provides access to all three bedrooms and family bathroom, has a large cupboard for storage and an access hatch to the roof space with pull down ladder. Conversion of the attic space may be possible with relevant permissions. A large skylight lets light flow through this space with neutral décor and carpet flooring.

The master bedroom is simply stunning, again with double aspect triple glazed windows giving a light and airy feel. Full range of built in wardrobes with hanging and shelving and open displays above with cornicing to ceiling. Tastefully decorated in patterned wallpaper with carpet flooring, ceiling light fitting and central heating radiator. There are two further bedrooms, a double to the side of the property with fitted wardrobes, carpet flooring and ample space for bedroom furniture and a smaller single to the rear with a double glazed window, carpet flooring and a central heating radiator.

And last but by no means least is the stylish and contemporary family bathroom. Beautifully presented, comprising of a 3pc suite of double wash

hand basins, WC and bath with chrome shower above with large square shower head. The wash hand basins are set in vanity furniture with a drawer below for additional storage. Decorated in patterned wallpaper with tiling to the bathing area and lovely tiled flooring with underfloor heating. Recessed ceiling spotlights and double glazed windows to the side. Wall mounted heated towel rail.

Room Sizes

- SITTING ROOM 4.85 x 4.15
- DINING KITCHEN 4.00 x 2.80
- UTILITY ROOM 3.52 x 2.40
- WC 0.95 x 2.50
- MASTER BEDROOM 4.85 x 4.15
- DOUBLE BEDROOM 3.96 x 3.07
- SINGLE BEDROOM 2.72 x 1.90
- FAMILY BATHROOM 3.00 x 2.75

Directions

From the High Street travelling West, the property is located on the corner of the High Street and O'Connell Street and entered from O'Connell Street via secure entry phone system.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and blinds included in the sale. Please enquire about all other items are available by separate negotiation.

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.

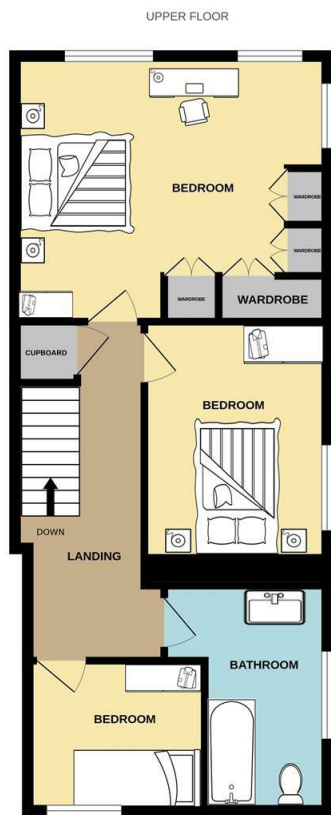
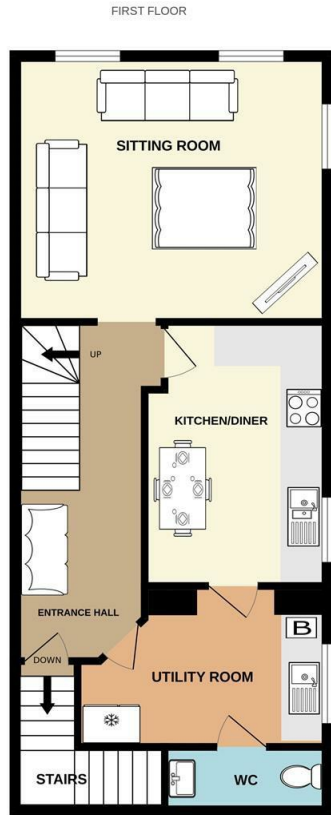
Notice:

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 CO ₂ 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 CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



68A HIGH STREET, HAWICK

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