



BANNERMANBURKE

PROPERTIES LIMITED



15 Minto Place, Hawick, TD9 9JL
Offers In The Region Of £48,000



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- SITTING ROOM ■ KITCHEN ■ DOUBLE BEDROOM ■ OFFICE ROOM ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ COMMUNAL GARDEN WITH SHED AND PATIO ■ GOOD STORAGE ■ EPC RATING C

We are delighted to offer for sale this one bedroom first floor flat in a central location of town, just a short walk to the town centre and all local amenities. Offered for sale in good order benefitting from gas central heating and double glazing. Communal garden to the rear. Ideal first time buy, buy to let investment or holiday 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 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 via a UPVC door into the entrance vestibule. Decorated in neutral tones with carpet flooring and very

large storage cupboard with the benefit of power and light. Electric meter and switch gear is housed at high level. From here there is access to the sitting room which is located to the front of the property with a large double glazed window. The main focal point of the room is the timber fire surround with marble back and hearth with gas fire inset. Attractive ceiling light fitting, wall lighting and central heating radiator. A small cupboard at low level houses the gas meter. The sitting room provides access to the kitchen, bedroom and shower room.

The kitchen is located to the front also with a double glazed window. Ample floor and wall units with black marble effect worksurfaces and tiled flooring. Integrated single electric oven and four burner gas hob with cooker hood above and space and plumbing for a washing machine (included in sale). Circular sink and drainer with mixer tap. Recessed ceiling spotlights and smoke alarm.

A large double bedroom is located to the rear of the property with large double glazed window providing lovely views. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. Good range of fitted wardrobes provide hanging and shelving with another large cupboard housing the Worcester combination gas boiler. From the bedroom, a door leads through to another room which is flexible in use and located to the rear with double glazed window, laminate flooring, central heating radiator and ceiling light. Would make an ideal home office, nursery or dressing room.

From the sitting room another door leads through to a large storage area with access to the shower room. The storage area houses the fridge freezer and has additional shelving for storage. The shower room is entered from here and comprises of a 3pc suite of wash hand basin, WC and shower enclosure with chrome shower run off the boiler. Tiled to full height in a neutral tile with tiled flooring, central heating radiator and ceiling light. The wash

hand basin is set in vanity furniture with cupboards below for storage.

Room Sizes

SITTING ROOM 4.00 x 3.40

KITCHEN 1.65 x 1.65

DOUBLE BEDROOM 4.30 x 3.40

OFFICE ROOM 2.15 x 2.00

SHOWER ROOM 1.87 x 1.94

Externally

There is a shared garden to the rear with shed and patio area. Accessed from the side of No.9 Minto Place.

Directions

From the High Street travelling West, take a left onto Cross Wynd and continue up the hill and over the bridge. Take the second left onto Wellogate Place and right onto Minto Place. The property is located 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.

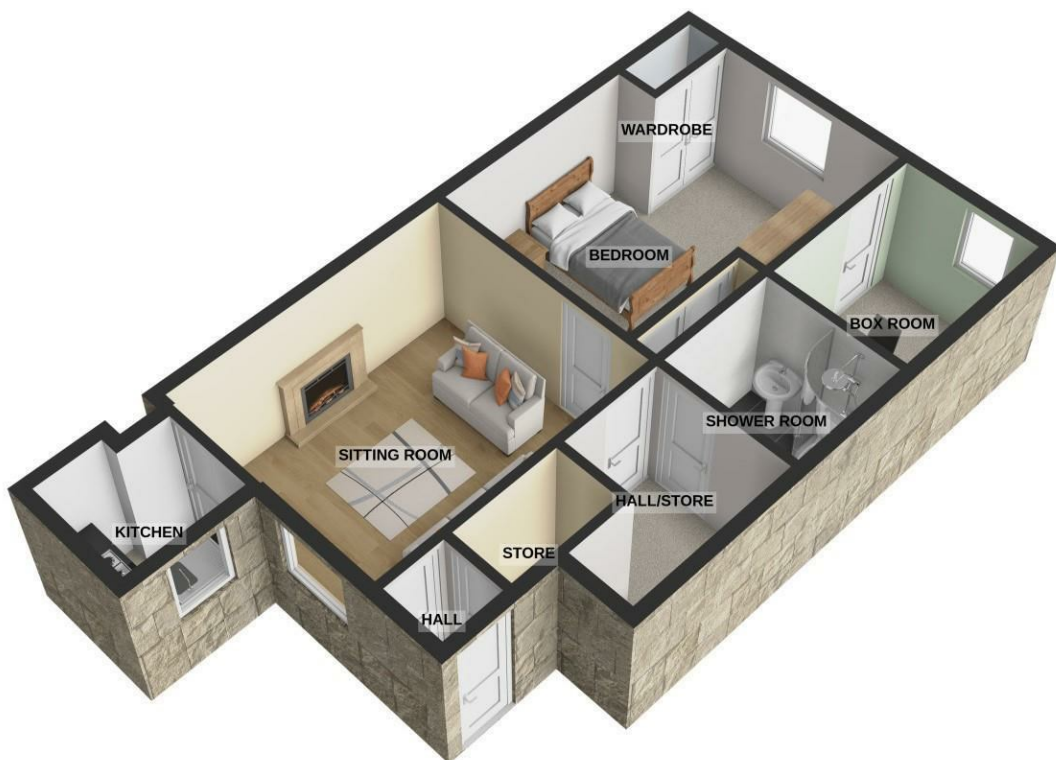
Notice:

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	



15 MINTO PLACE, HAWICK

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