



BANNERMANBURKE

PROPERTIES LIMITED



8 Oliver Park, Hawick, TD9 9PN
Offers Over £165,000



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■ HALLWAY ■ SITTING ROOM ■ KITCHEN/DINING ROOM ■ UTILITY ROOM ■ CONSERVATORY ■ BATHROOM ■ 3 DOUBLE BEDROOMS ■ ATTIC SPACE WITH FLOORING, LIGHT AND VELUX WINDOW ■ FRONT AND REAR GARDEN, OFF STREET PARKING AND GARAGE ■ EPC RATING D

An exciting opportunity has arisen to acquire this lovely 3 bedroom semi detached family home in the very popular Oliver Park, where properties rarely come up for sale. On a good bus route and just a short walk to town and all local amenities, 8 Oliver Park offers spacious family accommodation with extension and conservatory, garage, off street parking for 2 vehicles and a good size private garden. Benefits from gas central heating and double glazing. Early viewing is recommended to avoid disappointment.

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

Entered from the front via a timber and glazed door into the hallway which gives access to the cosy sitting room, family bathroom, kitchen/dining room and carpeted turning stairs to the upper level. A good size under stairs cupboard provides good storage. The sitting room runs the length of the property with double aspect windows looking over both the front and rear gardens. Decorated in grey with a feature wall and carpet to floor. The main

focal point of the room is the log burning stove set in black tile with black marble hearth and timber surround. A recessed display cabinet is a lovely feature and a cupboard below offers storage. Recessed spotlights to ceiling and central heating radiator. The generous sized family bathroom is located to the rear with double glazed opaque window. The 4 piece suite comprises of bath, shower enclosure with thermostatic shower run off the boiler, WC and wash hand basin set in vanity furniture offering good storage. A further built in cupboard within the bathroom provides even more storage. Decorated in neutral tones with a feature wall and vinyl flooring, this is a lovely bright room with recessed ceiling spotlights and central heating radiator. The extension houses the open plan kitchen and dining room which is a fantastic family gathering space. Decorated in neutral tones with lovely floral wallpaper with vinyl flooring in the kitchen section and carpet to the dining area. This room is filled with natural light with a total of four windows to the front and side. The kitchen is well equipped with a good range of floor and wall mounted units in cream and ample work surfaces in green marble effect which continue up to the splashback areas. Space for American style fridge freezer (inc in the sale). The stainless steel one and a half bowl sink with drainer and mixer tap is set under a side window, taking in lovely views while the built in oven and gas hob with chimney style cooker hood are ideally situated in the heart of the room. The dining area offers ample space for furniture. A door from the dining room leads through to the utility and double doors from the dining area lead out to the peaceful conservatory with doors to the private rear garden. A door allows access from the rear garden to the utility room, which is a great additional space, making it an ideal boot room for rainy days. There is space and plumbing for a washing machine (inc in the sale) and wall mounted units offer storage and house the combination gas boiler. A carpeted turning staircase leads to the upper level where the 3 good sized double bedrooms are located. A window to the front allows good light into the hallway and a hatch with Ramsay ladder gives access to the attic space which is floored, has power and light with a Velux window and could make an ideal home office space whilst providing additional storage also. All bedrooms are tastefully decorated with feature walls in patterned wallpaper, carpet to floor, central heating radiators and ceiling light fittings. The master bedroom offers good storage with a range of built in wardrobes with sliding mirrored doors. Two of the bedrooms overlook the rear garden and one looks out to the front. This property is a fantastic family home in an extremely sought after location and should be viewed to fully appreciate.

Room Sizes

Sitting Room 5.27 x 3.43

Kitchen/Dining Room 4.13 x 5.44

Utility 1.31 x 3.11

Conservatory 2.89 x 2.9

Bathroom 3.11 x 2.41

Bedroom 3.92 x 3.64

Bedroom 3.51 x 3.0

Bedroom 3.62 x 2.25

Externally

The property benefits from off street parking for 2 vehicles and detached garage. The front garden has mature shrubs and the beautifully maintained private rear garden is bounded by hedging, laid to lawn, has a patio area ideal for alfresco dining, coal store and log store.

Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue forward. Take the 3rd left into Oliver Park, follow the road round and the property lies on the right.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, fridge freezer and washing machine 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.

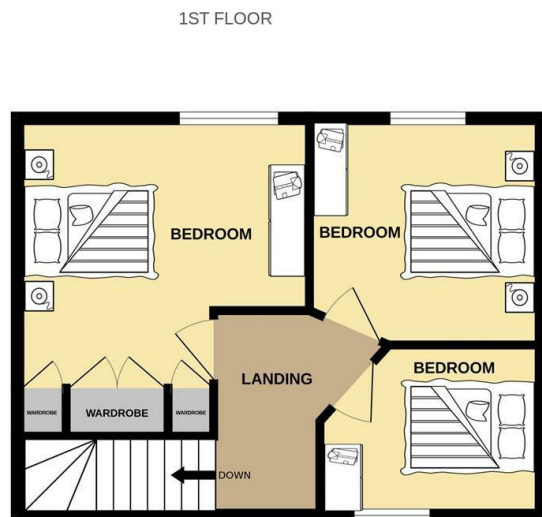
Notice:

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	



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