



BANNERMANBURKE

PROPERTIES LIMITED



13 Yarrow Terrace, Hawick, TD9 9LL

Offers In The Region Of £120,000



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- VESTIBULE ■ KITCHEN ■ SITTING ROOM ■ BEDROOM/LIVING ROOM ■ 2 FURTHER BEDROOMS ■ BOX ROOM ■ BATHROOM ■ PRIVATE GARDEN WITH SUMMER HOUSE AND OUTHOUSE ■ OFF STREET PARKING FOR 2 VEHICLES ■ EPC RATING E

A beautifully presented three bedroom family home in the ever popular 'Terraces' area of the town, offered for sale in excellent order. Set over two floors, this lovely property offers well appointed family living space and versatility throughout. Benefits from a very well tended garden with manicured lawn, lush borders, summerhouse, shed and off street parking for two vehicles. Ideal downsize opportunity or family starter home, viewing is a must to fully appreciate size and wonderful 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 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 the rear (at the Twirlees Terrace side) where there is off street parking for two vehicles and access to the beautifully tended garden. A UPVC door provides entry into the vestibule, which is decorated in white with panelling and vinyl flooring. A couple of steps from here lead into the kitchen. Located to the rear, the kitchen is well equipped with floor and wall mounted units in cream shaker style with marble effect laminate work surfaces and cream tiling to splashback areas. Integrated electric oven with four burner gas hob. Integrated under counter fridge and

freezer and space and plumbing for a washing machine (included in the sale). One and a half bowl stainless steel sink and drainer with mixer tap, central heating radiator and ceiling light. Double aspect windows allow lots of natural light. Two steps lead to the sitting room with double glazed window to the side of the property providing nice views. Decorated in white with carpet flooring, central heating radiator and ceiling light. Wall mounted gas fire.

The main hallway gives access to 2 bedrooms (1 currently being used as a sitting room) and to the carpeted turning stairs to the upper level where there is a third bedroom and box room. The family shower room is located on the turn of the stairs. From the hallway also is a UPVC door that leads to a communal stairwell, which takes you out to the Yarrow Terrace side.

To the front of the property is a large bedroom which is currently set up as a living room. Double glazed windows overlook Yarrow Terrace and provide nice views. Decorated in neutral tones with carpet flooring, central heating radiator and attractive ceiling light fitting. There is an electric fire suite (inc in the sale), smoke detector, cornicing to ceiling and a large cupboard provides storage. Bedroom 2 is located to the front of the property with large double glazed window, vinyl flooring, central heating radiator and ceiling light.

The family shower room which is located on the turn of the stairs comprises of a 3pc suite of double walk-in shower enclosure with electric shower, WC and wash hand basin. Tiling to bathing area, vinyl flooring and white heated towel rail. Double glazed opaque window.

The top landing gives access to another bedroom and box room with shelving and coat hooks, Velux window and vinyl flooring and houses the combination gas boiler. Versatile in use, this room would make a good home office or dressing room.

The double bedroom is decorated in pale grey with a feature wall in teal, laminate flooring, central heating radiator and ceiling light. Large Velux window and double glazed window provide lots of natural light. Ample space for bedroom furniture.

Room Sizes

Vestibule 1.02 x 1.12
Kitchen 2.76 x 3.88
Sitting Room 5.16 x 3.15
Bedroom/Living Room 3.9 x 3.54
Bedroom 2.16 x 4.36
Bathroom 1.62 x 2.26
Bedroom 3.91 x 5.16
Storage /Box Room 1.88 x 1.62

Externally

The property benefits from off street parking for 2 vehicles as well as a beautifully maintained garden which is laid to lawn, with a border full of mature shrubs and flowers. A summer house looks out to the garden so you can enjoy this space whatever the weather. Clothes drying facilities are available here and an outhouse provides external storage. Garden tools, lawnmower and hedge trimmer also included in the sale.

Directions

From Mart Street roundabout by Morrisons, take the exit to Linden Crescent up the hill. Take the forth road on the right onto Twirlees Terrace. The property is on your right on Yarrow Terrace.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings light fittings and integrated appliances and washing machine included in the sale. Garden tools, lawnmower and hedge trimmer also 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	46	66
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	39	61
Scotland	EU Directive 2002/91/EC	



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