



BANNERMANBURKE

PROPERTIES LIMITED



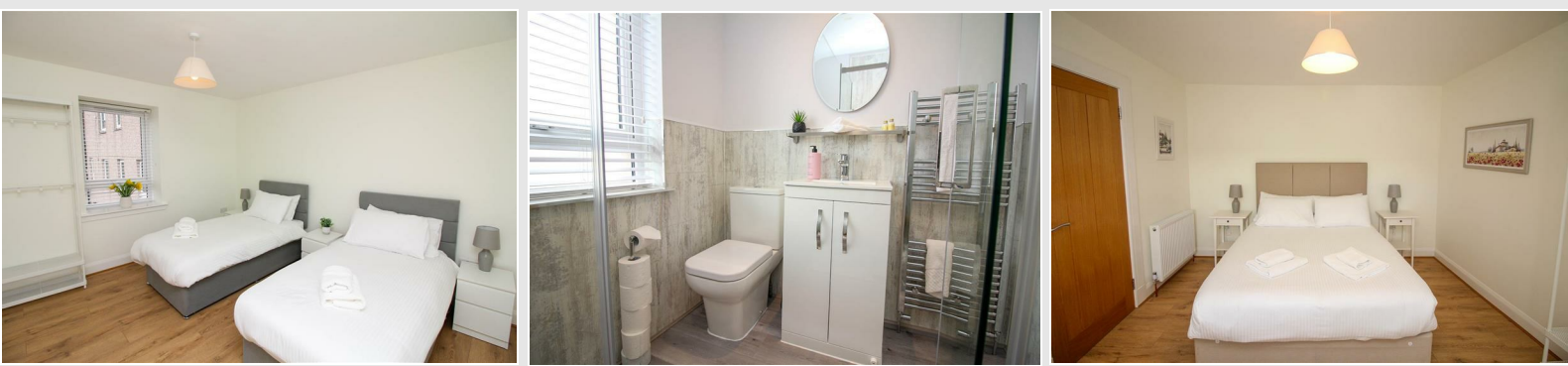
Teviot Cottage, 5A Teviot Road, Hawick, TD9 9DN

Offers Over £150,000



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- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ WC ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ PRIVATE COURTYARD AND OUTHOUSE WITH POWER AND LIGHT ■ ADDITIONAL LAND ■ EPC RATING C

This hidden gem boasts a quiet, tucked away location in the heart of the town, just a stones throw from all amenities. Fully renovated in 2022/2023 to a very high standard including, insulation, rewiring, plumbing, and extensive work to the roof. Teviot Cottage is a beautiful 2 bedroom detached dwelling house offering turnkey living accommodation with private courtyard, outhouse and additional land with turning and parking for several cars immediately adjacent to the property. The property would make a lovely family home, rental investment or holiday home and has been run as a successful holiday let for the last 6 months with full holiday let license. Benefits from double glazing and gas central heating throughout.

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 front via a double glazed UPVC door into the entrance hallway, which gives access to the sitting room, dining kitchen, WC and carpeted turning staircase to the the upper level. The sitting room runs the length of the property with double glazed window to the front and a door to the side leading out to the private courtyard. Decorated in neutral tones with laminate to floor and is a lovely bright room. The main focal point of the room is the timber fire surround with decorative tile, marble hearth and electric fire inset. Central heating radiator and ceiling light fitting. The kitchen is well equipped with a good range of floor and wall mounted units in cream shaker style and has ample space for dining furniture. Integrated microwave and integrated electric oven and hob with cooker hood over. Stainless steel single bowl sink with drainer and mixer tap and space for free standing fridge freezer. Decorated in neutral tones with laminate to floor. Double glazed window to the front allows in good natural light and there are recessed ceiling spotlights. From here a door leads through to the handy utility room with space and plumbing for a washing machine and cupboard for storage. The combination gas boiler is wall mounted in this space also. A window to the side, lets good light in and it's decorated in neutral tones with laminate to floor, ceiling light, central heating radiator and range of coat hooks. Also on the ground floor is a WC comprising of wash hand basin set in vanity furniture and WC. An understairs cupboard offering good storage is accessed from this room. Ceiling light and central heating radiator.

A carpeted turning staircase leads to the upper level where two good size double bedrooms and shower room are located. Both bedrooms are lovely light rooms with neutral décor and laminate flooring and have double glazed windows to the front offering lovely views and good natural light. The shower room is to the front with opaque double glazed widow and comprises of double walk-in shower enclosure with chrome shower run off the boiler and shower boarding for easy cleaning, wash hand basin set in vanity furniture with shelf and mirror over and WC. Chrome heated towel rail and laminate flooring.

This property is in immaculate walk-in condition and viewing is a must to fully appreciate the the excellent quality of finish.

Room Sizes

Hallway 2.00 x 2.00
Kitchen 3.44 x 4.09
Utility Room 3.92 x 1.03
Sitting Room 3.72 x 4.08
WC 2.32 x 0.97
Bedroom 3.72 x 3.86
Bedroom 3.51 x 3.85
Shower Room 2.02 x 1.78

Externally

To the side of the property is a lovely private courtyard with track lights surrounding the space which is a lovely feature, the courtyard is ideal for alfresco dining as it enjoys morning and evening sun. An outhouse is well equipped with power, water and light and private land to side offers turning and parking for several cars immediately adjacent to the property, with right of way access to garage and shops.

Directions

From the High Street take a right after Dorward's onto Baker Street, follow the road to the bottom and turn left onto Teviot Road. A gate on the left allows access to the cul-de-sac and the property lies straight ahead..

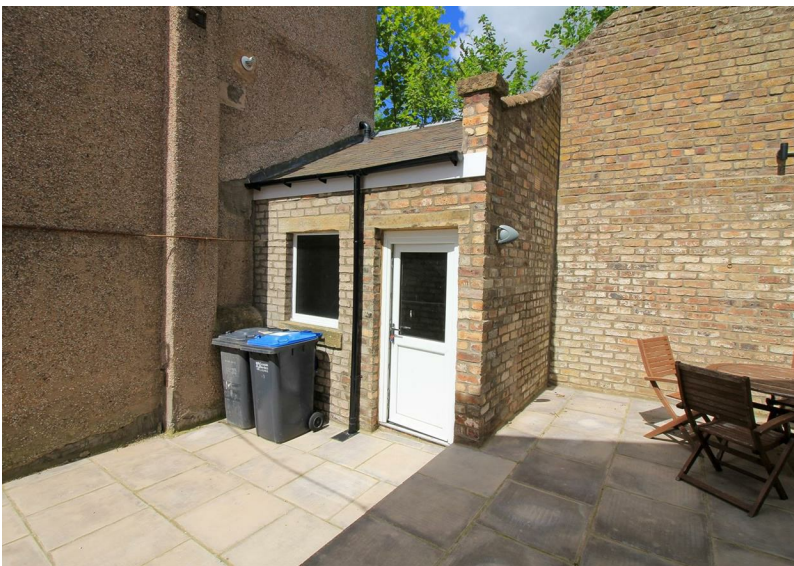
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale. Furniture is 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.

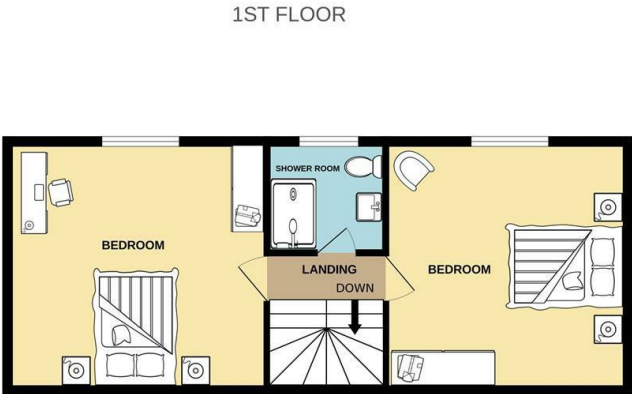
Notice:

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			83
(81-91) B			
(69-80) C		69	
(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			80
(81-91) B			
(69-80) C		65	
(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	



TEVIOT COTTAGE, HAWICK

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