



BANNERMANBURKE

PROPERTIES LIMITED

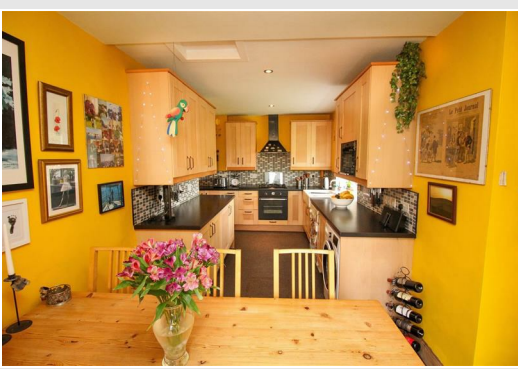


Eilrig , Hawick, TD9 7PR
Offers In The Region Of £370,000



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- ENTRANCE VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ LIVING ROOM ■ DINING KITCHEN ■ BATHROOM ■ 3
- DOUBLE BEDROOMS ■ LARGE PANTRY ■ LARGE GARDEN WITH GARAGE/WORKSHOP AND FRUIT
- TREES ■ EPC RATING F

Nestling in the Scottish Borders Hills, Eilrig is a beautiful cottage style, detached family home offering peace and tranquillity with the most breathtaking views that go on for miles and miles. Set in expansive garden grounds with apple trees, plum trees, an abundance of fruit including raspberry bushes and a large garage/workshop, Eilrig offers rural living at it's best while having local amenities close by in Hawick. Benefiting from double glazing, 2 multi fuel stoves, oil central heating and full fibre broadband, this property is a must see to fully appreciate the stunning location and family accommodation on offer.

Hawick

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.

Hawick Distances

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 fully glazed door into a large vestibule which has timber panelling to full height and carpet to floor, an ideal space for kicking off your boots after working in the garden or exploring the surrounding countryside. From here a timber door to the left leads into the expansive bathroom and to the right is a door with decorative glazed panel, which leads into the main hallway giving access to the rest of the property. The sitting room is both spacious and cosy with spectacular views of the surrounding hills. The main focal point is the beautiful log burning stove with timber mantle and tile back and hearth. Decorated in neutral tones with carpet to floor, this room boasts lovely features such as high skirtings and attractive ceiling light fitting and enjoys superb views to the front from the

double glazed window. A cupboard in here offers good storage. Also to the front is the the living room which is a good size room with access to the kitchen and large pantry. Benefiting from beautiful views also, this room is again spacious but cosy with another large multi fuel stove set upon large stone tile with timber surround, which is not only very attractive but also provides heating and hot water throughout the property. Decorated in neutral tones with carpet flooring, this room is filled with lovely cottage style characteristics including original doors with Suffolk latch handles. The understairs cupboard offers shelving and storage and a further cupboard next the fireplace is ideal for log and coal storage. From here a very useful pantry can be accessed, with space for freestanding fridge, chest freezer and tumble dryer and shelving above offering further storage. A window lets in natural light and the electric switch gear is housed in here also. To the other side of the living room is the dining kitchen with a good range of floor and wall mounted units in wood with black laminate worksurfaces and tile to splash back areas. The double butler sink is a lovely feature which sits under the double glazed window to the side of the property, offering views that go on for miles. Integrated single electric oven, gas hob (canister fed) with chimney style cooker hood over, undercounter fridge, space and plumbing for washing machine and dishwasher. At the front of the kitchen, is the dining area with French doors leading out to a lovely patio area where you can enjoy alfresco dining while taking in the breath-taking surroundings. Finally on the ground floor is the large family bathroom, located at the front of the house and comprising of 4 piece suite of wash hand basin set on vanity furniture, WC, bidet and bath with shower run off the boiler. This room is filled with light thanks to the large opaque window and high ceilings. Decorated in neutral tones with carpet to floor and tile to bathing area.

A carpeted staircase leads to the upper level where all three double bedrooms are located. 2 skylights fill the upper landing with natural light. The master runs the length of the property with window to the front and has a good range of built in wardrobes. Decorated in neutral tones with carpet to floor, this large room is light and bright with ample space for bedroom furniture. A bedroom to the rear has lovely views out to the side of the property with built in wardrobe for storage and access hatch to the roof space above. The third bedroom is to the front and enjoys the beautiful views. All rooms have central ceiling lights and radiators.

Room Sizes

Entrance vestibule – 1.80 x 1.73
 Hallway - 2.07 x 1.81
 Main Living room - 4.79 x 5.10
 Sitting room – 3.87 x 5.08
 Kitchen/diner – 3.12 x 5.87
 Bathroom – 3.94 x 1.87

Bedroom 1 – 4.11 x 4.23
Bedroom 2 – 2.86 x 3.05
Bedroom 3 - 2.7 x 5.33
Utility Room - 1.84 x 1.93
Hallway - 2.07 x 1.81

Externally

Bounded by fencing, dry stone dyke and mature trees, Eilrig is set in beautiful garden grounds which is predominately laid to lawn. 2 patios offer areas for al fresco dining and a section of kitchen garden offers an abundance of fruit including raspberries, red currants and black currants. A large garage/workshop is a great advantage and a further shed offers storage and covers the bore hole which serves the property.

Directions

The property is located 12 miles South West of Hawick. Head south on the A7 from Hawick, take the right turn off for Robertson over Martins bridge, in Robertson, take a left towards Craik Forrest and continue for approximately 5 miles until you cross over 2 cattle grids. You will then see the signpost for Eilrig, (a For Sale Board will also be located at this point) take the left up the gravel track up to where 2 properties lie. Eilrig is the white house on the right. What 3 words for the property are Village.Unwraps.Casual

Sales and Other Information

Fixtures and Fittings

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

Services

Mains electric. Water is from a private bore hole located within the garden grounds and runs through a recently installed filtration system to the property. The large multi fuel stove in the living room serves the back boiler which is used for heating and hot water, Oil boiler is used as back up and the gas hob in the kitchen is fuelled from propane gas. Drainage to septic tank.



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			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

EILRIG, ROBERTON, HAWICK

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