



# BANNERMANBURKE

PROPERTIES LIMITED



**60/1 High Street, Hawick, TD9 9EE**

**Offers In The Region Of £75,000**





# 60/1 High Street, Hawick, TD9 9EE

## Offers In The Region Of £75,000



- SITTING ROOM ▪ DINING KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ SHOWER ROOM ▪ TWO PRIVATE OUTHOUSES ▪ GAS CENTRAL HEATING ▪ DOUBLE GLAZING ▪ CENTRAL HIGH STREET LOCATION ▪ EPC RATING D

Centrally located for all local amenities, 60/1 High Street is move in ready with neutral décor throughout. This spacious 2 bedroom flat would make an ideal first time buy, holiday home or buy to let opportunity and benefits from gas central heating and double glazing. There are two outbuildings. The old coal store is located in the shared hallway (nearest to the stairs) and the other store is located opposite the front door.

### 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

Accessed from the High Street via secure door, a communal close takes you through to the rear where a very well maintained covered staircase leads up the property which is located on the first floor. The outhouses by the stairs are a great advantage. The property is entered via a timber door into the hallway which gives access to the sitting room, main bedroom and kitchen and benefits from a very large cupboard offering fantastic storage. The sitting room is to the front and is lovely and bright with 2 large sash and

case windows with working shutters allowing good natural light in. A recessed display unit sits above a cupboard where the gas meter is located and a further cupboard offers good storage. An electric fire suite sits on a white timber hearth with white timber surround and is a lovely focal point in the room. A large bedroom is located to the front of the property also and boasts lovely original features of sash and case window with shutters and a painted timber fireplace. The kitchen is located in the centre of the property with large window to the side. Ample floor and wall mounted units with black granite effect worksurfaces and tile to splashback areas. One and a half bowl stainless steel sink with drainer and mixer tap, single built in electric oven and 4 burner gas hob with integrated cooker hood over. Space and plumbing for a washing machine and space for freestanding fridge freezer. A large skylight sits above the dining area which has ample space for table and chairs. A door from the kitchen leads to rear hallway with skylight allowing light in and access to the bathroom and second bedroom. The Vaillant boiler is housed in a cupboard within the hallway and further storage is available here also. The bedroom is a good size with ample space for furniture and a window to the side of the property. Finally the bathroom is to the side with opaque window and comprises of 3pc suite of wash hand basin, WC and double walk in shower enclosure with chrome shower run off the boiler. This room has aqua panelling throughout which makes for easy cleaning and a chrome heated towel rail. The property is offered in excellent order with fresh neutral tones and carpet to floor in the hallway, sitting room, and bedrooms and vinyl flooring in the kitchen and bathroom and benefits from gas central heating and double glazing throughout. The property has been with the current owner since 2010 and let as a domestic rental. It has therefore benefitted from the regular maintenance and the legal safety checks as required by the rental regulations. The electrical condition installation report and a gas safety report are still currently in date and available from Bannerman Burke Properties.

### Room Sizes

Sitting Room 5.10 x 3.60  
Kitchen 4.65 x 3.22  
Bedroom 3.00 x 5.37  
Bedroom 4.45 x 2.20  
Bathroom 2.45 x 1.25

## Directions

Traveling from the north on the A7, head along Mart Street and take the 4th exit on the round about towards the High Street. The property is accessed through the blue door to the left of Teviot Eyecare.

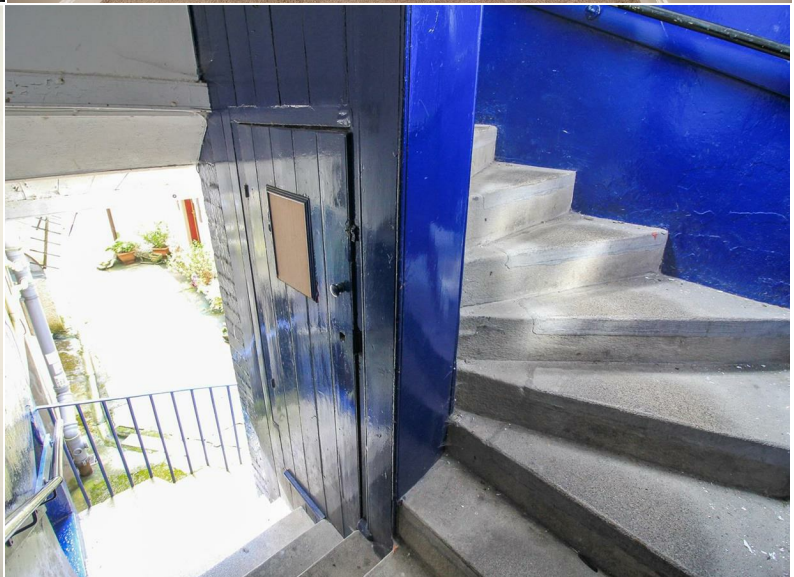
## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances 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](mailto: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.

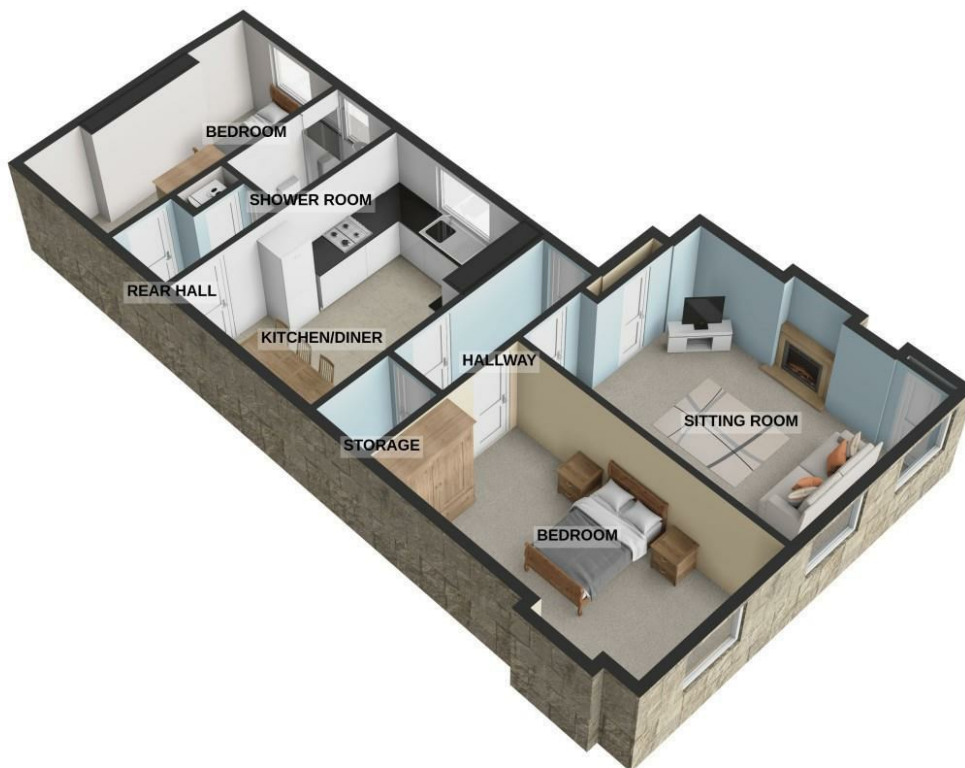
**Notice:**

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			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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			
<b>Scotland</b>		EU Directive 2002/91/EC	



60/1 HIGH STREET, HAWICK

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