



BANNERMANBURKE

PROPERTIES LIMITED



10 Chay Blyth Place, Hawick, TD9 8HX

Offers In The Region Of £100,000



10 Chay Blyth Place, Hawick, TD9 8HX

Offers In The Region Of £100,000



- SPLIT LEVEL HALLWAY
- SITTING ROOM WITH PATIO DOORS
- KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- WC
- EXCELLENT STORAGE
- PRIVATE REAR GARDEN
- GREAT FAMILY HOME
- EPC RATING C

Early viewing is highly recommended of this 3 bedroom semi detached family home in a popular residential area of town. Presented for sale in good order with well appointed family living accommodation. Benefits from gas central heating and double glazing and an enclosed private garden to the rear with outhouse is a great advantage. Beautiful views can be appreciated from the rear of the property, towards the stunning surrounding countryside. Ample on street parking available.

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 into a split level hallway with double glazed window and access to the WC. A carpeted staircase leads to both the upper and lower levels. The WC is a great useful addition and comprises of a 2pc suite of wash hand basin and WC with double glazed opaque window,

central heating radiator, ceiling light and laminate flooring.

The lower level hallway offers great storage with two large cupboards and provides access to the sitting room, kitchen and third bedroom/dining room. Spanning the length of the property, the sitting room is a spacious room with ample space for both living room and dining room furniture. A double glazed window to the front and patio doors to the rear allow in lots of natural light and provides access to the rear garden. Decorated in grey with a feature wall in patterned wallpaper and laminate flooring.

The light and bright kitchen is located to the rear and is well equipped with integrated electric oven and four burner ceramic hob and has space and plumbing for a washing machine, fridge freezer and tumble dryer. Good range of floor and wall units with ample work surface space, vinyl flooring and decorated in neutral tones. A double glazed window overlooks the garden and a double glazed door provides access out.

The third bedroom is located on the lower level also and is a versatile room, flexible in use. Could be used a bedroom, dining room, home office or playroom is so desired.

The upper level landing provides great storage in the form of two large cupboards and an access hatch to the attic space where further storage is available.

Both bedrooms on this level are good sized double rooms with carpet flooring, central heating radiators and double glazed windows. The room to the rear offers beautiful views of the stunning hills beyond and has a built in wardrobes with hanging and shelving.

A 3pc family bathroom comprising of WC, wash hand basin and bath with chrome shower above is located to the rear with double glazed opaque window. Shower boarding to full height makes for easy cleaning. Laminate flooring and recessed ceiling spotlights.

Room Sizes

SITTING ROOM 6.00 x 3.50

KITCHEN 3.45 x 3.00

DINING ROOM/BEDROOM 3 - 3.60 x 2.72

WC 1.50 x 1.40

DOUBLE BEDROOM 3.00 x 4.70

DOUBLE BEDROOM 3.00 x 4.70

BATHROOM 1.70 x 2.20

Externally

Private enclosed garden to the rear with lawn, patio and outhouse and lovely views over the surrounding area.

Directions

Entering Hawick on the A7 from the North, take a left before the Fire Station and left again onto Burnfoot Road. Continue forward and take the next right into Chay Blyth Place. The property lies about half way down on the right hand side.

Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale. Fridge Freezer also included in sale.

Services

Mains drainage, water, gas and electricity.



Offers:

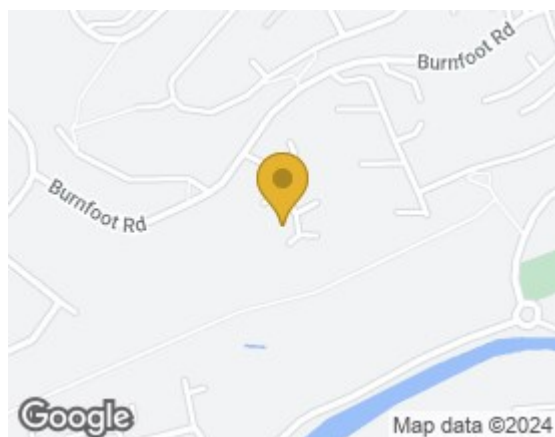
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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:

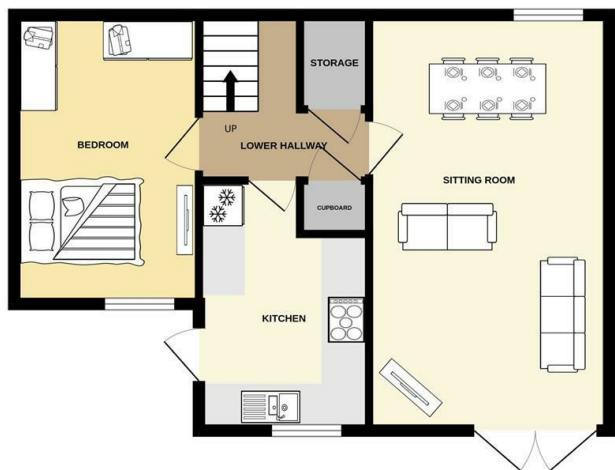
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



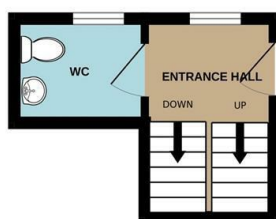
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		82
(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>		
Scotland	EU Directive 2002/91/EC	

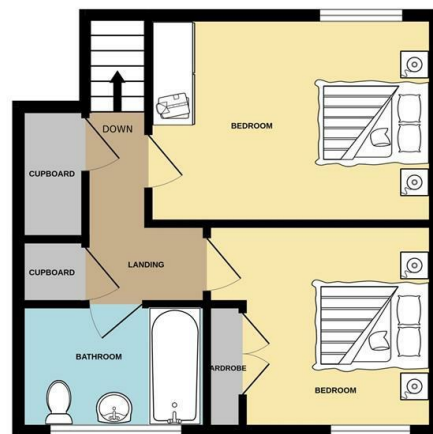
LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR



10 CHAY BLYTH PLACE, HAWICK

Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.