



# BANNERMANBURKE

PROPERTIES LIMITED



**13/2 Havelock Street, Hawick, TD9 7BA**

**Offers Over £65,000**



- WELL MAINTAINED COMMUNAL ENTRANCE
- DINING KITCHEN
- BOX ROOM
- CELLAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SITTING ROOM
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- COMMUNAL REAR DRYING AREA
- EPC RATING C

We are delighted to offer for sale this top floor three bedroom flat within a lovely period building shared by only two properties, with a cellar room for storage and drying green with clothes drying facilities. Benefits from gas central heating and double glazing. Located just a short walk to the town centre and all local amenities, this property would make an ideal first time buy, holiday home or buy to let investment.

### The Property

Entered from Havelock Street via a solid timber door into an entrance vestibule where there is access to the cellar and a carpeted turning staircase with original cast iron ornate spindles and hardwood banister leads to the top floor. The property is entered via a timber and glazed door into the entrance hallway where all accommodation can be accessed. The sitting room is to the front with 2 double glazed windows. Decorated in neutral tones with carpet to floor, the main focal point of the room is the timber fire surround with marble back and hearth and gas fire inset. The dining kitchen is to the rear with bay window. Good size room with ample space for dining furniture and a good range of floor and wall units with black laminate work surfaces. Integrated electric oven and five burner gas hob, chimney style cooker hood above and fridge freezer. Space and plumbing for washing machine. Stainless steel one and a half bowl sink and drainer with mixer tap. A large storage cupboard houses the combi boiler and provides good storage.

To the rear is the 3pc bathroom comprising of wash hand basin, WC and bath with electric shower above. Tiled to full height around the bathing area in a neutral tile with tiled flooring, central heating radiator and double glazed opaque window.

Two of the bedrooms are good sized bright double rooms with double glazed windows, central heating radiators and ceiling lights. Both decorated in neutral tones with carpet flooring and the master to the front having access to the roof space. The third bedroom is ideal for a home office, study or nursery and is again decorated in neutral tones with carpet flooring, central heating radiator and double glazed window to the rear.

### Room Sizes

- Sitting Room 4.32 x 4.50
- Dining Kitchen 4.52 x 4.50
- Double Bedroom 4.30 x 4.90
- Double Bedroom 3.90 x 4.44
- Box Room 2.80 x 1.52
- Bathroom 1.78 x 2.91

### Externally

There is a communal garden to the rear where clothes drying facilities only are available.

### Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right onto Havelock Street. The property lies towards the top of the road on the left hand side.

### Sales and other information

#### Fixtures and Fittings

N/A

#### Services

Mains drainage, water, gas and electricity.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

#### Important:

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