



# BANNERMANBURKE

PROPERTIES LIMITED



**1 Wilton Lane, Hawick, TD9 7AF**  
**Offers In The Region Of £160,000**



# 1 Wilton Lane, Hawick, TD9 7AF

## Offers In The Region Of £160,000



- ENTRANCE VESTIBULE AND HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- SHOWER ROOM
- WC
- THREE BEDROOMS
- PRIVATE ENCLOSED GARDEN
- OFF STREET PARKING
- EPC RATING C

We are delighted to bring to market this 3 bedroom end terraced family home in a central location of town, a short walk to the town centre and all local amenities. Presented for sale in excellent order benefitting from gas central heating and double glazing. Off street parking is a great advantage along with a private enclosed garden with patio and summerhouse. Ideal family starter home, downsize opportunity or first time buy.

### 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 the vestibule that gives access to the WC. Useful addition located to the front with double glazed opaque window and comprises of 2pc suite of wash hand basin and WC. The vestibule gives access to the hallway also where

the remainder of the accommodation can be accessed and a turning stair leads up to the first floor landing.

The light and bright sitting room is located to the front with double glazed windows allowing lots of natural light through. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The sitting room leads through to the dining room which is a great versatile room with double doors to the rear and provides access to the kitchen.

The kitchen is well equipped and located to the rear also with a double glazed window. Good range of floor and wall units with ample work surface space and tiling to splashback areas. Integrated single oven and ceramic hob with extractor fan above. Space and plumbing for a washing machine and fridge freezer. Decorated in neutral tones with vinyl flooring, central heating radiator and recessed ceiling spotlights. Wall mounted fold away table and wall mounted combination gas boiler.

A turning staircase leads up to the first floor level where three bedrooms and family bathroom are located. An access hatch to the roof space with pull down Ramsay ladder provides additional storage along with a cupboard on the landing.

All three bedrooms (2 doubles and a single) have built in wardrobes with hanging and shelving, central heating radiators and double glazed windows. All are decorated in fresh neutral tones with carpet flooring.

The shower room comprises of a 3pc suite of wash hand basin, WC and corner shower enclosure with chrome shower run off the boiler and shower boarding for easy cleaning. Bright room with Velux style window to the rear, heated towel rail and vinyl flooring.

### Room Sizes

SITTING ROOM 3.65 x 4.85

DINING ROOM 2.85 x 2.85

KITCHEN 2.85 x 2.95

DOUBLE BEDROOM 3.60 x 3.05

DOUBLE BEDROOM 3.95 x 2.90

SINGLE BEDROOM 2.90 x 2.00

BATHROOM 1.70 x 2.25

## Externally

The enclosed private garden can be accessed from the front with gate access or from double doors from the dining room. Laid to patio with shrubbed borders and summerhouse with power and light (included in the sale). Storage unit included also.

## Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right onto Havelock Street and second left onto Wellfield Road. Take a left onto Dickson Street and at the bottom of the road, take a left onto Princes Street. The property is located on the right hand side. Take a right onto Wilton Lane and parking is available to the front of the property.

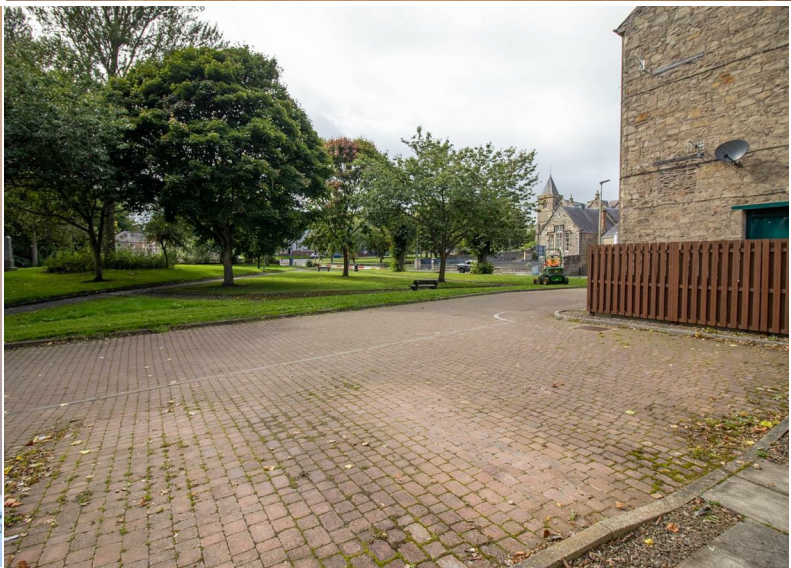
## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, washing machine, summerhouse and storage unit 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:**

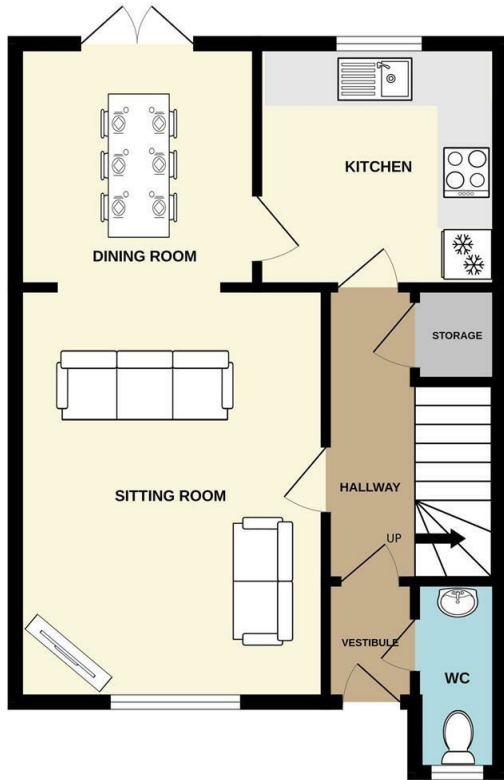
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



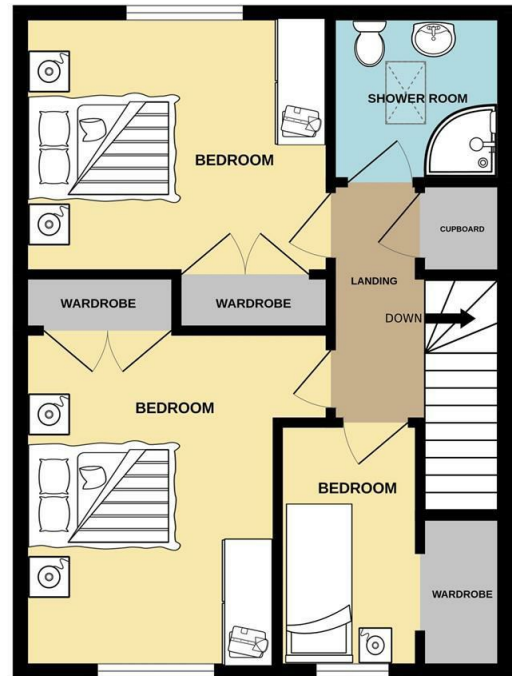
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



1 WILTON LANE, HAWICK

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