



BANNERMANBURKE

PROPERTIES LIMITED



Block 2 Flat 8 The Exchange, Hawick, TD9 9QJ
Offers Over £130,000



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- SECURE ENTRY SYSTEM ■ LIFT ACCESS TO PROPERTY ■ LARGE LIVING ROOM WITH DINING AREA ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ SHARED GARDEN GROUNDS ■ SPECTACULAR VIEWS ■ EPC RATING B

****CLOSING DATE - FRIDAY 27TH SEPTEMBER AT 12 NOON**** Viewing is a must of this second floor two bedroom flat in the converted BT Exchange building, situated in the heart of the town, enjoying superb views. Serviced by a lift and stairwell, this property is an ideal down sizing opportunity or holiday home investment. Presented for sale in good order with neutral décor throughout and well appointed kitchen and bathroom facilities. Benefits from gas central heating and double glazing. These properties rarely come on to the open market for sale, so early viewing is highly recommended.

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 its 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

The property is entered via a secure entry system where a lift or stairwell provides access to the second floor. A large hallway, decorated in neutral tones with coving to ceiling, gives access to all accommodation and has wall mounted telephone for the secure entry system. A very large storage cupboard with light, has shelving, houses the electric meter and switch gear and the gas meter is located in here along with a range of coat hooks. The extremely large living room with 6 double glazed windows is to the front. This light filled room has ample space for living and dining room furniture. The main focal point is the free standing electric fire suite. Decorated in neutral tones with carpet to floor, 2 attractive ceiling light fittings and 2 central heating radiators. The kitchen is located to the side of the property with fantastic views over the town. Ample floor and wall mounted units with black laminate worksurfaces and tile to splashback areas. Single built in electric oven and four burner gas hob with chimney style cooker hood above and stainless steel splashback. Integrated dishwasher and washing machine. Decorated in neutral tones with vinyl to floor, central heating radiator, ceiling light, heat detector and a unit houses the combination gas boiler. The bathroom comprises of 3pc suite of bath, wash hand basin and WC. Tiled around the bathing areas in a neutral tile with vinyl flooring. White heated towel rail and spotlights to ceiling. Both bedrooms are a good size and located to the front with large double glazed windows taking in the lovely views over the river. Decorated in neutral tones with carpet to floor, both rooms have built in wardrobes with hanging and shelving and the main bedroom has the benefit of an ensuite shower room comprising of 3pc suite of wash hand basin, WC and shower enclosure with chrome shower run off boiler. Decorated in neutral tones with vinyl flooring and tiling to splashback areas, the ensuite shower room has white heated towel rail, spotlights to ceiling and mirrored cabinet above the wash hand basin.

Externally

There is a private car park for residents to the front of the building and very well maintained communal patio areas and decking surround the building.

Room Sizes

Living Room 4.35 x 7.00

Kitchen 2.20 x 5.25

Double bedroom 3.55 x 3.25

Ensuite shower room 2.5 x 2.00

Bedroom 2.70 x 3.40

Bathroom 1.76 x 2.70

Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and through the roundabout by the Leisure Centre. Continue forward to the Mart Street roundabout and take the fourth exit onto Bourtree Place. Take an immediate right on to Union Street and at the end of the road, drive straight across onto Dovecote Street. The Exchange building is located at the bottom of the road on the left hand side, carpark to the front.

Sales and other information

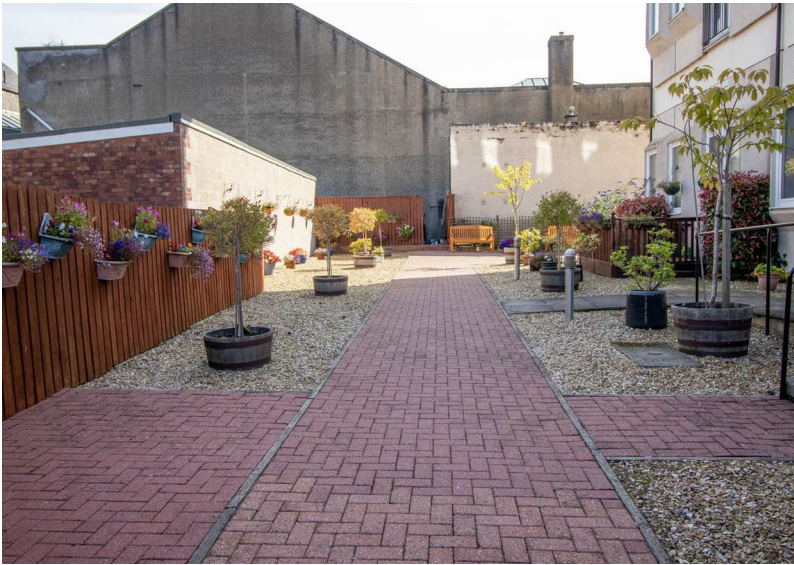
There is a £86 monthly charge which includes the building insurance (not contents) and lift and building maintenance.

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, curtains and blinds and wall mounted cabinets in living room included in the sale.

Services

Mains drainage, water, gas and electricity. The gas boiler and gas hob are serviced annually. High speed fibre optic broadband has been installed to the door of each property in the block.



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.

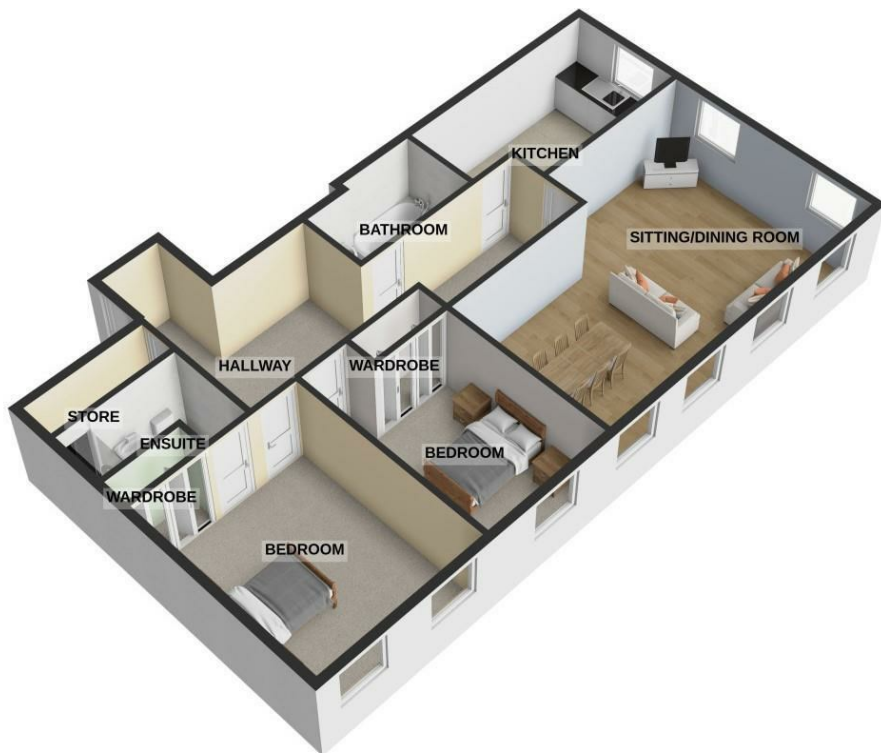
Notice:

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



2/8 THE EXCHANGE, HAWICK

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