



BANNERMANBURKE

PROPERTIES LIMITED



8 Bailleul Grove, Hawick, TD9 9PP
Offers In The Region Of £230,000



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- SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ MASTER BEDROOM WITH ENSUITE SHOWER ROOM ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GOOD STORAGE ■ INTEGRATED SINGLE CAR GARAGE WITH POWER AND LIGHT ■ OFF STREET PARKING TO THE FRONT IN THE FORM OF A DRIVEWAY ■ PRIVATE ENCLOSED REAR GARDEN

Early viewing comes highly recommended of this beautiful four bedroom semi detached family home, set in an elevated position offering stunning views over the town. Presented for sale in excellent order with newly installed kitchen and bathroom facilities and benefitting from double glazing and gas central heating. To the front there is off street parking for several vehicles, along with a single car garage and enclosed garden to the rear offering a great deal of privacy. A gate from the rear garden leads to a lane with easy access to the Millers. Ideal family home with well appointed family living accommodation.

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

The property is entered from the front via double glazed door into the entrance hall which is decorated in neutral tones with LVT flooring, central

heating radiator, ceiling light and smoke alarm. A large cupboard with sliding timber doors provides great additional storage. To the front is the newly installed spacious dining kitchen which is light and bright with double glazed windows allowing in lots of natural light. Good range of floor and wall units with ample marble effect work surfaces and tiling to splashback areas. Well equipped with integrated single electric oven and four burner gas hob, chimney style cooker hood, dishwasher and fridge freezer. One and a half bowl composite sink and drainer with mixer tap sits beneath the window. Decorated in neutral tones with Karndean flooring Ample space for dining table and chairs and good storage. Access to the single car garage and utility. The garage provides excellent additional storage and has the benefit of power and light and electric roller doors. A door to the rear of the garage leads through to the utility room which is a useful additional facility and with space and plumbing for a washing machine and tumble dryer. A ceiling pulley is ideal for drying clothes in the winter months and floor and wall units provide storage. Single bowl stainless steel sink and drainer, central heating radiator and door to the rear garden.

The large sitting room is located to the rear with a double glazed sliding door to the lovely rear garden and double glazed window, both providing lovely views over the town. Decorated in neutral tones with LVT flooring, central heating radiator and ceiling light. The main focal point of the room is the Termatech log burner set upon a stone hearth. Vertical central heating radiator.

A carpeted staircase with timber handrail leads up to the upper landing where four bedrooms and family bathroom are located. Decorated in neutral tones with carpet flooring, attractive ceiling light fitting, access hatch to the roof space and large cupboard for storage. All four bedrooms are good sized double rooms with two located to the front and two to the rear, both sides providing beautiful views. All rooms have fitted wardrobes with sliding mirrored doors and offer great storage. The master 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 the boiler. Decorated in a lovely navy blue with patterned vinyl flooring and chrome heated towel rail. Viewing is a must to fully appreciate the size, finish and accommodation on offer.

Room Sizes

SITTING ROOM 4.00 x 5.05

DINING KITCHEN 4.75 x 3.45

UTILITY ROOM 2.85 x 2.15

MASTER BEDROOM 4.75 x 2.85

ENSUITE SHOWER ROOM 2.35 x 1.00

DOUBLE BEDROOM 3.90 x 3.00

DOUBLE BEDROOM 3.80 x 3.00

DOUBLE BEDROOM 3.95 x 2.35

FAMILY BATHROOM 2.65 x 2.00

Externally

The property benefits from off street parking to the front for several vehicles along with an integrated single car garage providing great additional storage and benefitting from power and light. The rear garden is a great entertaining space with an area laid to lawn, patio, shed and log store. The rear garden can be accessed via a communal pathway to the side, via double sliding doors from the sitting room or from the utility room. A gate to the rear takes you to a track that leads up the Millers or down to Leaburn Drive. External tap to both the front and rear.

Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue forward. Take the second right onto Leaburn Drive and drive to the top of the hill. Take a right into Bailleul Grove and the property lies straight ahead.

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. 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.

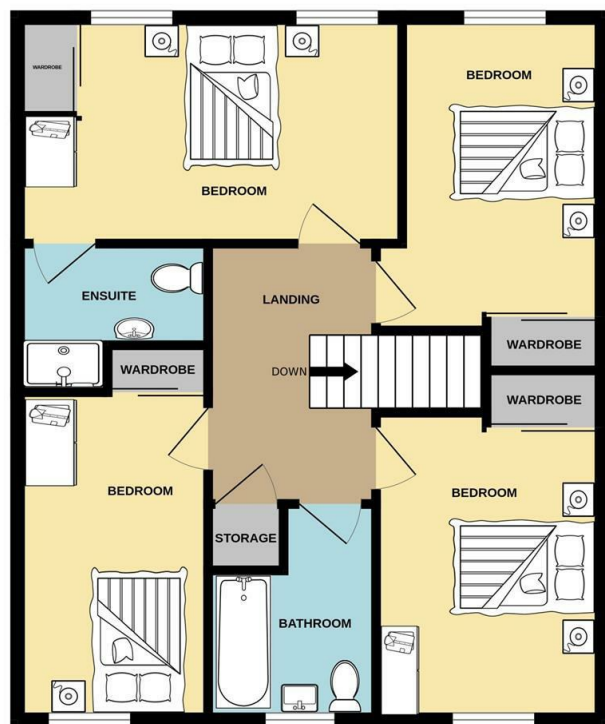
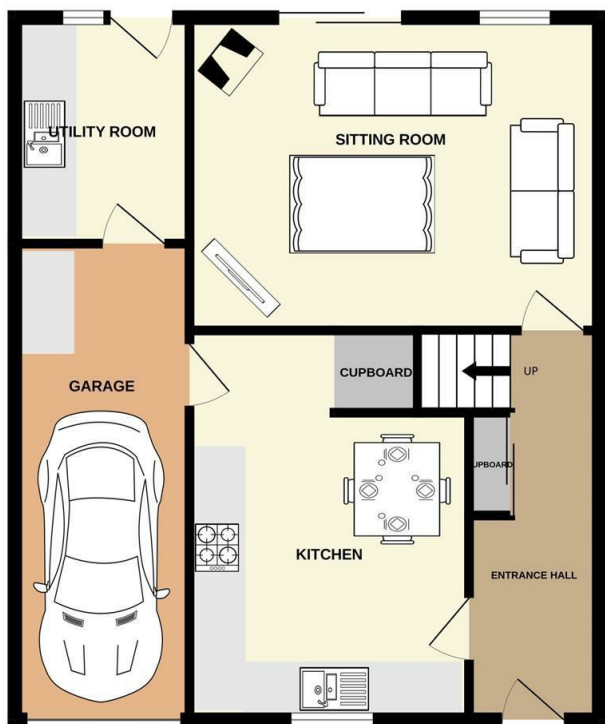


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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	

GROUND FLOOR

1ST FLOOR



8 BAILLEUL GROVE, HAWICK

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