



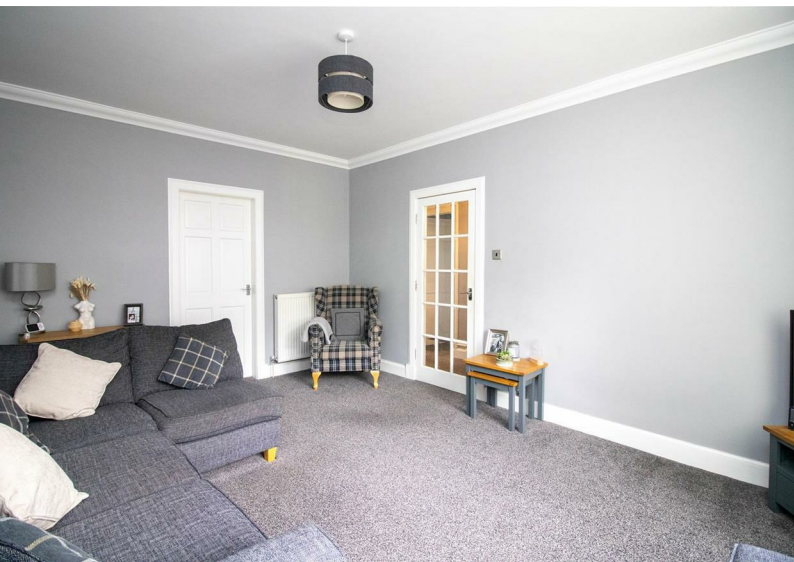
# BANNERMANBURKE

PROPERTIES LIMITED



**41 Weensland Park, Hawick, TD9 9RP**

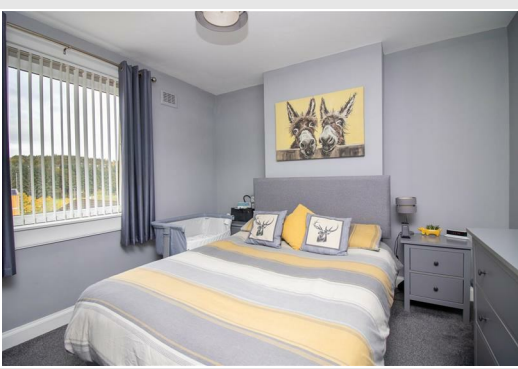
**Offers In The Region Of £105,000**





# 41 Weensland Park, Hawick, TD9 9RP

## Offers In The Region Of £105,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 2 DOUBLE BEDROOMS ■ SHOWER ROOM ■ DETACHED GARAGE AND outhouse ■ LARGE GARDEN AND DECKING WITH POWER ■ OFF STREET PARKING FOR 2 VEHICLES ■ IMMACULATELY PRESENTED PROPERTY ■ EPC RATING C

We are delighted to bring to market this 2 bed upper quarter house with off street parking, garage and garden with large decking and lawn. Located in a sought after area and on a good bus route into town, 41 Weensland Park would make an ideal first time buy, downsizing opportunity, buy to let or holiday home. Brought to market in immaculate order and benefiting from upgraded kitchen and bathroom facilities and tasteful décor throughout, this property is a must see to fully appreciate. Benefits from gas central heating and double glazing.

### 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 side via a UPVC and glazed door, a carpeted stair leads up to the property. A window on the turn of the stair allows good natural light in and provides nice views and a glazed door at the top of the stairs opens into the hallway. The hallway gives access to all accommodation and has a hatch with Ramsay ladder leading up to the loft space which is fully insulated, floored to provide storage and has light. The property has a lovely flow with neutral tones throughout and carpet flooring through to the sitting room and bedrooms. The sitting room is to the front, and is spacious and bright with large double glazed windows allowing lots of natural light in. A large cupboard provides good storage. The kitchen is accessed from here also. Located to the rear, the kitchen is well appointed with integrated single electric oven, 4 burner electric hob with extractor over, fridge freezer, washing machine and dishwasher. Good range of floor and wall mounted units in high gloss grey with timber effect laminate worktops and tile to splashback. Under counter and plinth lights give the room a lovely warm feel and are complimented by the recessed ceiling spotlights and laminate flooring. 2 large cupboards in the kitchen provide excellent additional storage and one houses the combination boiler. A vertical radiator is both stylish and well positioned in the room and the single bowl sink and drainer with mixer tap sits under a double glazed window looking out over the rear garden. The shower room is to the rear and comprises of 3 pc suite of shower enclosure with double headed chrome shower run off the boiler, wash hand basin and WC. Shower boarding to the bathing area is continued around the room to half height with vinyl to floor making for easy cleaning. Opaque window to the rear, recessed spotlights to ceiling and chrome heated towel rail. Both bedrooms are good size doubles and have deep built in wardrobes offering ample storage. One room is to the front and the other is to the rear looking over the garden. Ceiling light fittings and gas central heating radiators throughout.



## Room Sizes

SITTING ROOM 3.5 X 4.81

KITCHEN 3.46 X 2.34

BEDROOM 4.26 X 3.44

BEDROOM 4.20 X 2.75

SHOWER ROOM 1.70 X 2.34

## Externally

The property benefits from off street parking for 2 vehicles, detached single garage and a lovely garden with area laid to lawn with clothes drying facilities and large decking with power, ideal for outdoor entertaining.

## Directions

Heading into Hawick from Denholm on the A698 onto Weensland Road, take a left onto Weensland Park and left again at the top of this road toward Thornwood Avenue, the property is on the left.

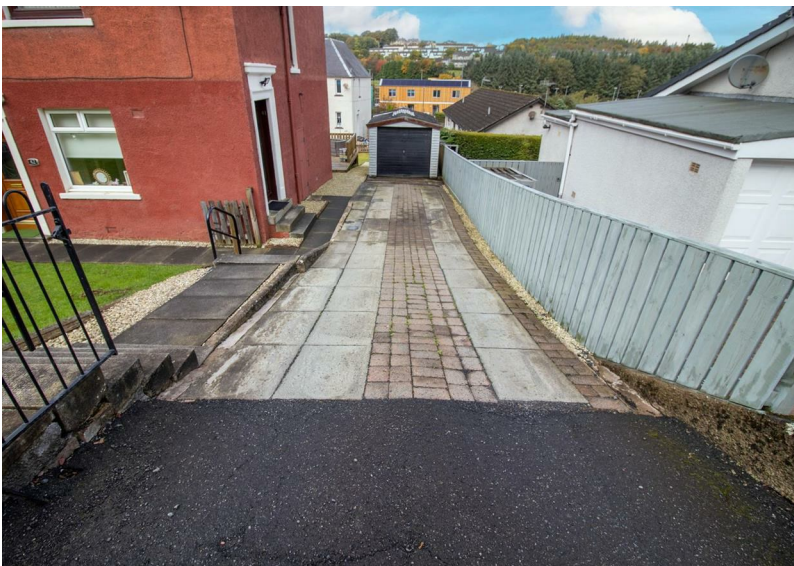
## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains gas, electricity, water and drainage.





**Offers:**

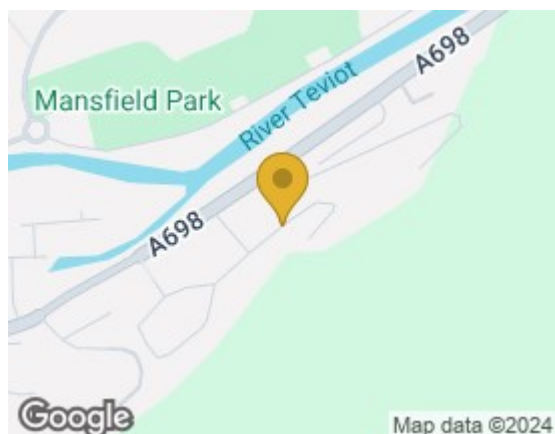
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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			
(81-91) B			
(69-80) C		74	76
(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 CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



41 WEENSLAND PARK, HAWICK

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