



# BANNERMANBURKE

PROPERTIES LIMITED



**13A Beaconsfield Terrace, Hawick, TD9 0HS**

**Offers In The Region Of £130,000**





# 13A Beaconsfield Terrace, Hawick, TD9 0HS

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■ ENTRANCE HALL ■ SITTING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ 4PC FAMILY BATHROOM ■ GOOD STORAGE ■ FRONT GARDEN ■ SHARED OUTHOUSE ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ EPC RATING D

We are delighted to offer for sale this three bedroom terraced family home in the very popular West End area of town with garden and shared outhouse. Presented for sale in immaculate order with neutral décor, gas central heating and double glazing. Ideal family starter home or downsizing opportunity. Located a short walk to the town centre and all local amenities and on a good bus route.

### 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 a covered porch to a double glazed door that provides access to the hallway. Decorated in neutral tones with laminate flooring, two central heating radiators and two ceiling lights. The hallway gives access to the family bathroom, breakfasting kitchen and living room, and a carpeted stairs provides access to the first floor landing,

where three double bedrooms are located. The hallway has three large cupboards providing excellent storage.

The 4pc family bathroom is a great size, located to the front of the property with two double glazed opaque windows to the side. Comprising of bath, wash hand basin, WC and corner shower enclosure with electric shower inset. Lovely light room, decorated in neutral tones with vinyl flooring, recessed ceiling spotlights and central heating radiator. A hatch leads to the roof space.

The breakfasting kitchen overlooks the front garden with a double glazed window and is a generous size. Good range of floor and wall units with ample work surface space and marble effect splashbacks. A single bowl stainless steel sink and drainer with mixer tap sits beneath the window. Space and plumbing for a washing machine, tumble dryer, under counter fridge and under counter freezer and space for a free standing gas cooker. Recessed ceiling spotlights and central heating radiator. Ample space for table and chairs. The Vaillant combination gas boiler is wall mounted in a unit in here.

To the rear is the bright and spacious living room with three double glazed windows overlooking Beaconsfield Terrace. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with marble back and hearth and gas fire inset. A recessed display cabinet provides additional storage and is a lovely feature.

Carpeted stairs lead to the first floor landing that has a large airing cupboard for storage, ceiling light and smoke alarm. It also provides access to three double bedrooms, two to the rear and the master to the front. All have double glazed windows and carpet flooring with the master benefitting from built in wardrobes. This family home must be seen to fully appreciate.

### Room Sizes

SITTING ROOM 5.55 x 4.60  
DINING KITCHEN 3.70 x 3.45  
DOUBLE BEDROOM 3.50 x 3.25  
DOUBLE BEDROOM 4.35 x 2.50  
DOUBLE BEDROOM 3.00 x 3.00  
FAMILY BATHROOM 3.70 x 1.80



## Externally

The property benefits from a lovely well maintained garden with shrubbed borders and gated access. A beautiful slabbed pathway leads to the front door and covered porch entrance. There is a shared outhouse also with the property below. Please note the property below has the right to hang washing out in the front garden but for no other use.

## Directions

Entering Hawick on the A7 from the south, take a right from Buccleuch Street onto Beaconsfield Terrace. Take the next right onto Morrison Place and continue up the hill. Take a left onto Beaconsfield Terrace Lane and the property lies on the left hand side.

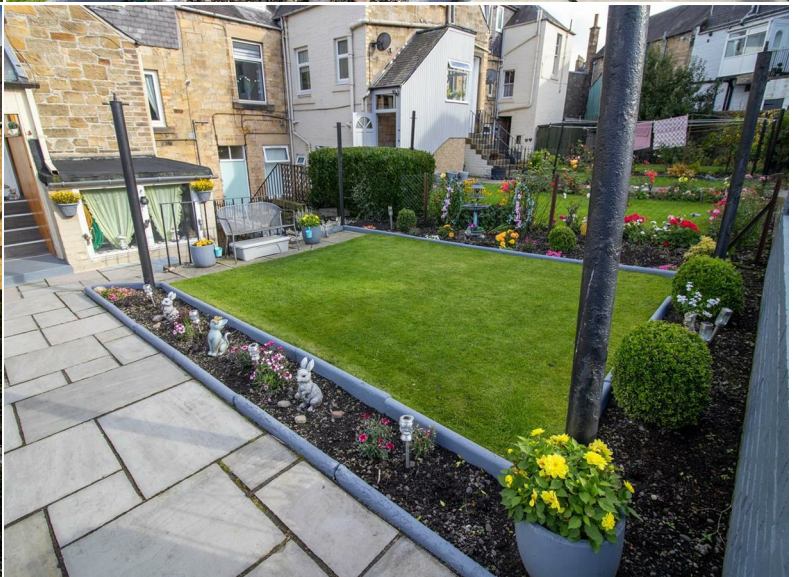
## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains drainage, water, gas and electricity. Smoke alarms, heated detectors and carbon monoxide detector are all fitted to regulations.





Offers:

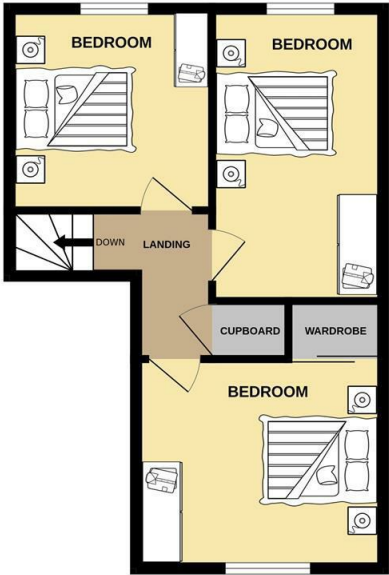
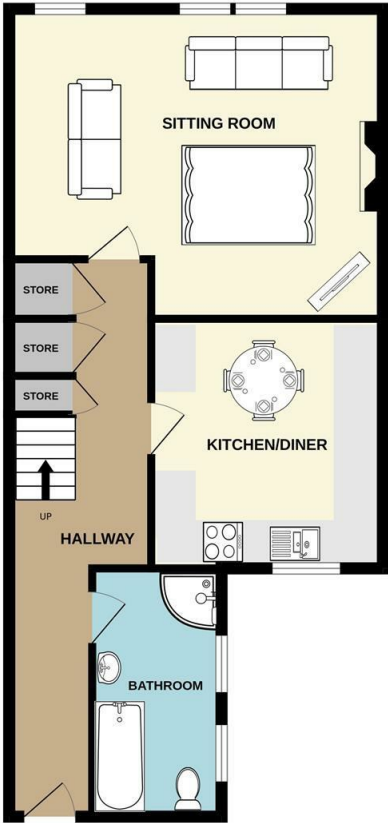
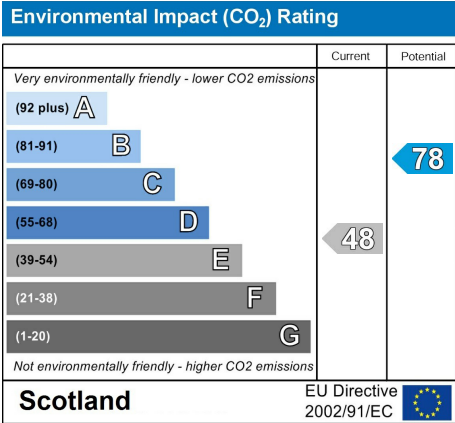
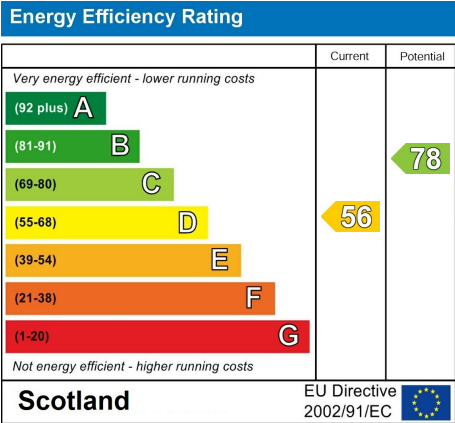
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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.



13A BEACONSFIELD TERRACE LANE, HAWICK

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