



# BANNERMANBURKE

PROPERTIES LIMITED



**18 Bright Street, Hawick, TD9 0JF**  
**Offers In The Region Of £125,000**



# 18 Bright Street, Hawick, TD9 0JF

## Offers In The Region Of £125,000



■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ WC ■ UTILITY ROOM ■ 4 BEDROOMS ■ BATHROOM ■ LARGE PATIO/GARDEN WITH outhouses ■ BALCONY ■ EPC RATING D

We are delighted to bring to market this spacious 4 bed terraced family home in the ever popular West End area of town, just a short walk to the town centre, Drumlanrig Primary School, Hawick High School and all local amenities. There is a large private garden area to the rear, which is paved on two levels, with outhouses and a lovely balcony area that can be accessed from the upper landing of the house. The property has gas central heating and is predominately double glazed. Viewing is essential to fully appreciate the accommodation on offer.

### 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 via a UPVC and glazed door, the hallway gives access to the sitting room, kitchen and stairs to the upper level. The sitting room runs the length of the property with double glazed window to the front and double glazed French doors that

lead to the rear patio. Decorated in white with a feature wall in navy and carpet to floor. The main focal point of the room is the timber fire surround with tile to back and hearth and electric stove style fire inset. An imposing ceiling light is an attractive feature and shelving provides storage. The dining kitchen also runs the length of the property and is a lovely bright room with double glazed windows to both front and rear. Decorated in a neutral tones with vinyl to floor and ample space for dining furniture. An attractive ceiling light fitting sits central to the room with another light fitting over the preparation area. Good range of floor and wall units in cream with timber worktops and tile to splashback areas. Free standing gas range cooker and Belfast sink with mixer tap over. Integrated undercounter fridge and freezer. An Edinburgh press offers storage and houses the gas and electric meters and switch gear. A door leads out to the rear garden. To the rear also is the utility and WC which are handy additions. The WC with toilet and wash hand basin is decorated in neutral tones and the utility, has an opaque window to the rear and is well equipped with units for storage, wall mounted drying screen, space for a dishwasher and tumble dryer and space and plumbing for a washing machine. The Alpha gas boiler is wall mounted.

From the front hall a timber stair leads to the upper level. The double glazed door which leads to the balcony area is a lovely feature and allows good natural light in. An access hatch leads to the roof space above and all four bedrooms and bathroom can be found on this level. All bedrooms are a good size with tasteful décor and carpet or tiled flooring. One bedroom benefits from a built in wardrobe and the others have ample space for furniture. A room to the front is currently being used as an office and has been fitted with a good range of shelving and tile flooring but could easily be converted back to a fourth bedroom. The family bathroom is to the rear with 3 piece suite in white comprising of WC, wash hand basin and bath with electric shower over. Tiled to full height in a white tile and vinyl to floor, central ceiling light and double glazed window to the rear. The property benefits from gas central heating, smoke detectors and attractive ceiling light fittings. This is a spacious property offering excellent family accommodation and should be viewed to fully appreciate.

## Room Sizes

Sitting Room 3.82 x 4.86

Dining Kitchen 4.86 x 5.65

Utility Room 2.25 x 2.26

WC 0.88 x 1.38

Master Bedroom 3.44 x 3.58

Bedroom 4.68 x 2.54

Bedroom 2.21 x 3.99

Bedroom 4/Office 2.98 x 2.38

Bathroom 1.26 x 3.44

## Externally

At the side of the property, a secure door leads through a close to the rear garden. A large garden over two tiers is laid with patio slabs with large outhouses which are great for storage. A balcony accessed from the upper landing is a lovely area to enjoy the views. The garden can be accessed from the sitting room, utility room and kitchen also.

## Directions

From the high street take a left onto the Howgate and continue up through Drumlanrig Square and onto the loan, take a left onto Beaconsfield Terrace and then an immediate left onto Myreslaw Green and along to Bright Street, the property is at the top of the road on the right.

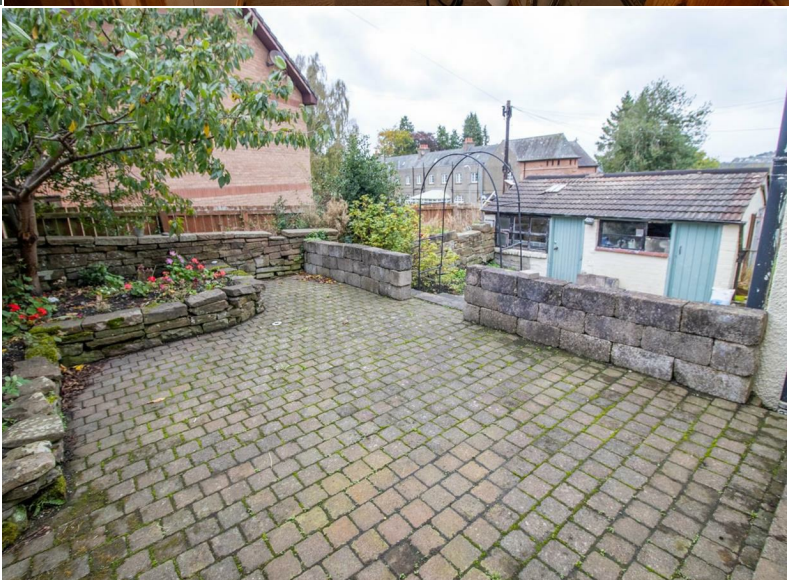
## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains drainage, water, gas and electricity.



Offers:

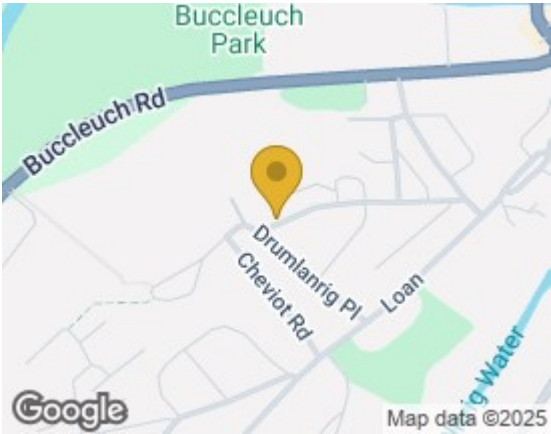
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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                                 |         | 85                         |
| (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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |               |                                                                                                               |
|-----------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current       | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |                                                                                                               |
| (92 plus) A                                                     | <div>60</div> | <div>83</div>                                                                                                 |
| (81-91) B                                                       |               |                                                                                                               |
| (69-80) C                                                       |               |                                                                                                               |
| (55-68) D                                                       |               |                                                                                                               |
| (39-54) E                                                       |               |                                                                                                               |
| (21-38) F                                                       |               |                                                                                                               |
| (1-20) G                                                        |               |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |               |                                                                                                               |
| Scotland                                                        |               | EU Directive 2002/91/EC  |



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