



# BANNERMANBURKE

PROPERTIES LIMITED



## Teviotside Travel Inn Teviotside Terrace, Hawick, TD9 9QR

A unique opportunity has arisen to acquire this beautiful guest house located in a central position close to town centre. Presented in immaculate order with large sitting/dining room, kitchen with laundry room facilities and 8 stunning bedrooms with ensuite bathroom facilities set over 4 floors including a family suite which could be used as a self contained flat for owner occupation. Financial information available to interested parties only after viewing. The property is being sold as a going concern in its present condition and is fully furnished. Viewing is essential to fully appreciate the high standard of flourishing business on offer.

- 8 BEDROOMS ▪ 7 BATHROOMS AND A WC ▪ LARGE BRIGHT SITTING/DINING ROOM ▪ KITCHEN WITH LAUNDRY ▪ FAMILY SUITE/OWNER ACCOMMODATION ▪ CENTRAL LOCATION AND CODE ENTRY SYSTEM ▪ GAS CENTRAL HEATING ▪ SOLD AS SEEN WITH ALL FURNISHINGS & FIXTURES ▪ BUSINESS INCLUDED WITH ACTIVE BOOKINGS GOING FORWARD ▪ EPC RATING G

**OFFERS IN THE REGION OF £340,000**



## 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.

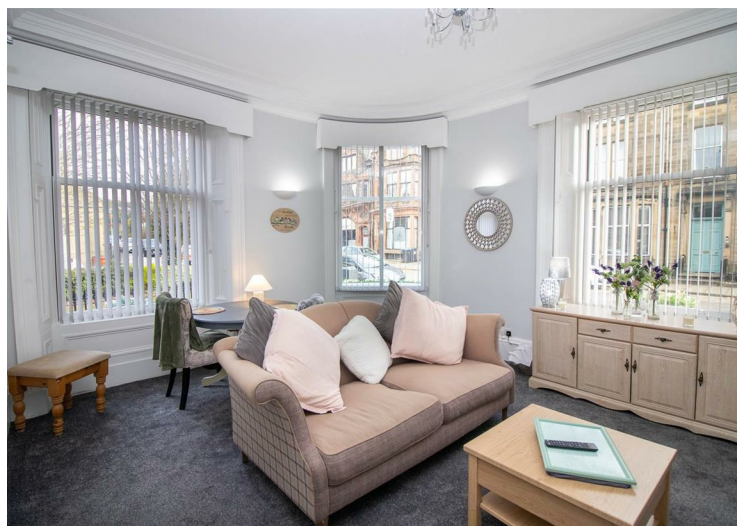
## The Property

A solid timber door with coded access system leads into the entrance vestibule. From here a timber and glazed door leads into the impressive hallway with beautiful original cast iron staircase. This warm and welcoming space is decorated in grey with timber effect vinyl to floor and carpet to stair. An attractive ceiling light fitting is set in a lovely ceiling rose. Smoke alarm, central heating radiator, security cameras and wall mounted thermostat for heating are all in place and handy key boxes for each room are wall mounted meaning guests can easily access their rooms without waiting for staff to assist. The lovely bright sitting/dining room is located on the corner with tall windows providing a double aspect outlook and lots of natural light. This cosy but spacious room has ample space for living and dining furniture and boasts beautiful original features such as high ceilings with light fitting and ceiling rose, deep timber skirtings, mouldings to windows and recessed display unit. The main focal point of the room is the timber fire surround with tiled back and hearth. From the hallway a timber and glazed door leads through to another hallway that provides access to the kitchen, utility room and WC, a cupboard housing linens and stairs to the lower level where three delightful ensuite bedrooms are situated. The kitchen is located to the front of the property with white floor and wall mounted units and tiling to splashback areas. Circular sink as well as stainless steel sink and drainer, both with mixer taps over. Space and plumbing for two washing machines. Decorated in grey with tiled flooring and spotlight fittings to ceiling. Free standing fridge freezer and plenty work surface space. Access to WC and utility cupboard with double glazed opaque window to rear and another washing machine and tumble dryer. The gas combination boiler is located within a cupboard here also.

Carpeted stairs with timber handrail lead down to the lower level where three bedrooms are located and comprise of a single, double and triple room. All rooms are warm and inviting with neutral décor and carpet to floor. Beautiful arched ceiling features add to the luxurious feel and the ensuite facilities are of very high standard in each room.

From the main entrance hallway, a carpeted turning staircase with original wrought iron spindles and timber banister leads up to the first floor landing where rooms 1, 2 and 3 are located. Again these rooms have been decorated and furnished to a very high standard offering guests a deluxe and comfortable stay. Room no. 2 is a double and room 3 a single, both with ensuite shower rooms. Room 1 is a grand room with lots of character including high ceilings, ceiling rose with attractive light fitting, cornicing to ceiling and deep skirtings. A timber fire surround with cast iron back on a granite hearth is also a lovely feature and the 3 large windows provide lots of natural light and double aspect views. A door leads through to the large ensuite bathroom which is equally as grand and offers shower bath, wash hand basin and WC. A large opaque window floods this room with light.

The beautiful staircase continues up to the third floor where a self contained unit/family suite is located and comprises of two bedrooms, bathroom, sitting room and shower room. This space would be great for families or group stays or could also be used as onsite accommodation for the new owners. The property is sold as seen with all high quality furnishings in place and benefits from gas central heating, smoke alarms and security cameras throughout allowing the new owner to acquire and continue this thriving business with ease.



## Room Sizes

### ENTRANCE LEVEL

Sitting Room 5.30 x 4.70

Kitchen 4.00 x 4.90

WC 1.60 x 1.76

Utility Cupboard 0.80 x 1.75

### LOWER LEVEL

Room 4 - 2.50 x 5.70

Shower Room 3.2 x 1.30

Room 5 - 3.65 x 2.20

Bathroom 3.20 x 1.55

Room 6 5.35 x 3.60

Shower room 3.20 x 1.40

### FIRST FLOOR

Room 1 - 4.70 x 5.25

Ensuite 2.45 x 3.30

Room 2 - 2.80 x 3.30

Ensuite 1.60 x 1.60

Room 3 5.20 x 3.60

Ensuite 1.90 x 1.65

### TOP FLOOR FAMILY SUITE/CONTAINED FLAT

Living Room 4.95 x 4.60

Double Bedroom 2.95 x 3.50

Single Bedroom 3.20 x 3.68

Shower Room 1.35 x 2.10

## Directions

Heading north on Mart street, take a left before the bridge and follow the road up and around onto North Bridge Street. The property is on the right just after the turnoff for Northcote street.

## Sales and Other Information

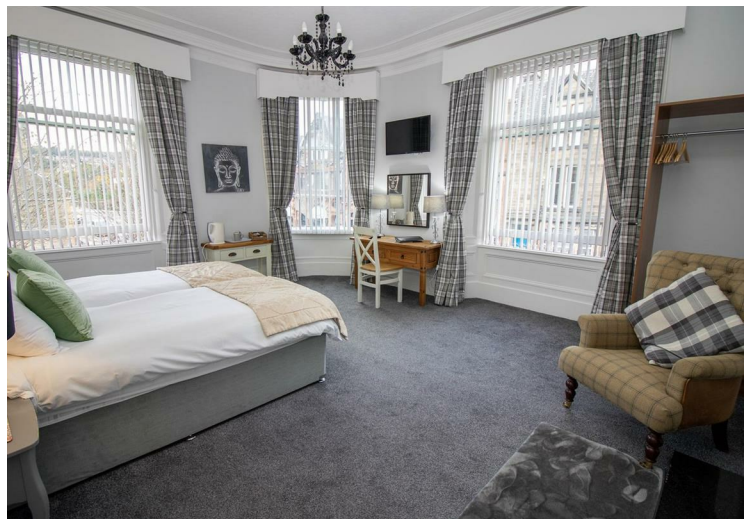
Teviotside Travel Inn can be found on booking.com along with <https://teviotsidetravelinnhawick.co.uk/>

## Fixtures and Fittings

The property is sold in its present condition as a going concern fully furnished.

## Services

Mains drainage, water, gas and electricity





## Directions

## 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.



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