



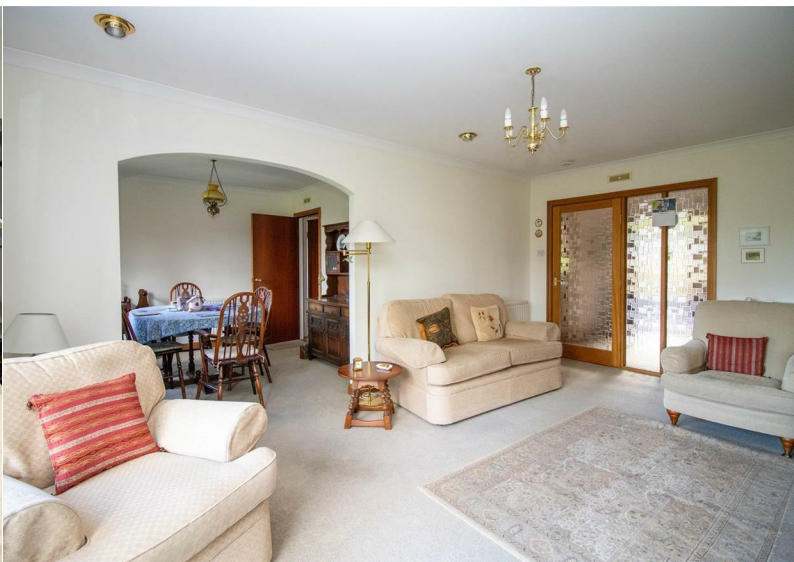
BANNERMANBURKE

PROPERTIES LIMITED



1 Park View Wilton Dean, Hawick, TD9 7JE

Offers In The Region Of £325,000



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- LARGE ENTRANCE HALL ■ SITTING ROOM ■ DINING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ FOUR BEDROOMS ■ ENSUITE SHOWER ROOM ■ FAMILY BATHROOM ■ GARAGE, GARDENS AND DRIVEWAY ■ EPC RATING D

Beautifully located in the sought after area of Wilton Lodge Park, this 4 bedroom detached bungalow with large driveway, garage and gardens is a must see. Presented for sale in very good order with versatile and flexible accommodation, suitable to different family dynamics and circumstances. Benefits from gas central heating and double glazing and an integrated single car garage with power and light is a great advantage. Easily maintained garden grounds envelope the property and the large driveway provides off street parking for several vehicles.

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 timber and glazed doors into a large and welcoming hallway, where all

accommodation can be accessed. The hallway offers good storage and has an access hatch to the roof space. The bright and spacious sitting room is located to the rear with sliding patio doors providing access to the rear garden. The main focal point of the room is the brick chimney breast with log effect gas stove set upon a stone hearth. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. An open arch leads through to the dining room, which is again located to the rear with double glazed windows overlooking the garden. Versatile room that could be used for a variety of purpose and provides access to the dining kitchen. The family kitchen is well proportioned and well equipped with a good range of floor and wall units and ample work surface space. Integrated double electric oven and four burner gas hob with integrated extractor fan above. One and a half bowl composite sink and drainer sits beneath the double glazed window to the front. Ample space for table and chairs. Integrated fridge with freezer compartment. Access to the dining room and utility room.

To the side of the property with a door to the garden is the utility room which is a great useful addition. Double glazed windows overlook the rear garden with stainless steel sink set beneath. Wall mounted Vaillant combination gas boiler. Floor units provide additional storage and house the washing machine, tumble dryer and dishwasher. Door to the integrated garage which is a good size and benefits from power and light, window and up and over doors.

All bedrooms are a good size with the master having the advantage of a large ensuite shower room and fitted wardrobes, providing hanging and shelving. The ensuite comprises of a 3pc suite of wash hand basin set in vanity furniture, WC and double walk in shower enclosure with chrome shower run off the boiler. Light and bright with neutral tiling and double glazed opaque window.

The family bathroom comprises of a 4pc suite of wash hand basin, WC, bath and bidet and is located to the side of the property with a double glazed opaque window.

Room Sizes

SITTING ROOM 5.40 x 4.10

DINING ROOM 3.10 x 3.40
DINING KITCHEN 5.20 x 3.00
UTILITY ROOM 3.30 x 2.05
GARAGE 5.20 x 3.00
BEDROOM 4.35 x 3.20
BEDROOM 4.10 x 2.70
BEDROOM 4.15 x 2.40
BEDROOM 3.10 x 2.90
ENSUITE SHOWER ROOM 2.00 x 2.90
BATHROOM 2.60 x 3.00

Externally

Directions

Entering Hawick on the A7 from the North, take a right onto Commercial Road and continue along to the end of the road and take a right onto Albert Place and immediate left onto Victoria Road. After the gates to Wilton Lodge Park, take a left onto Wilton Park Road and continue along this road. Take a left before the end of the road remaining on Wilton Park Road and first right into Park View. The property is accessed via the first right.

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:

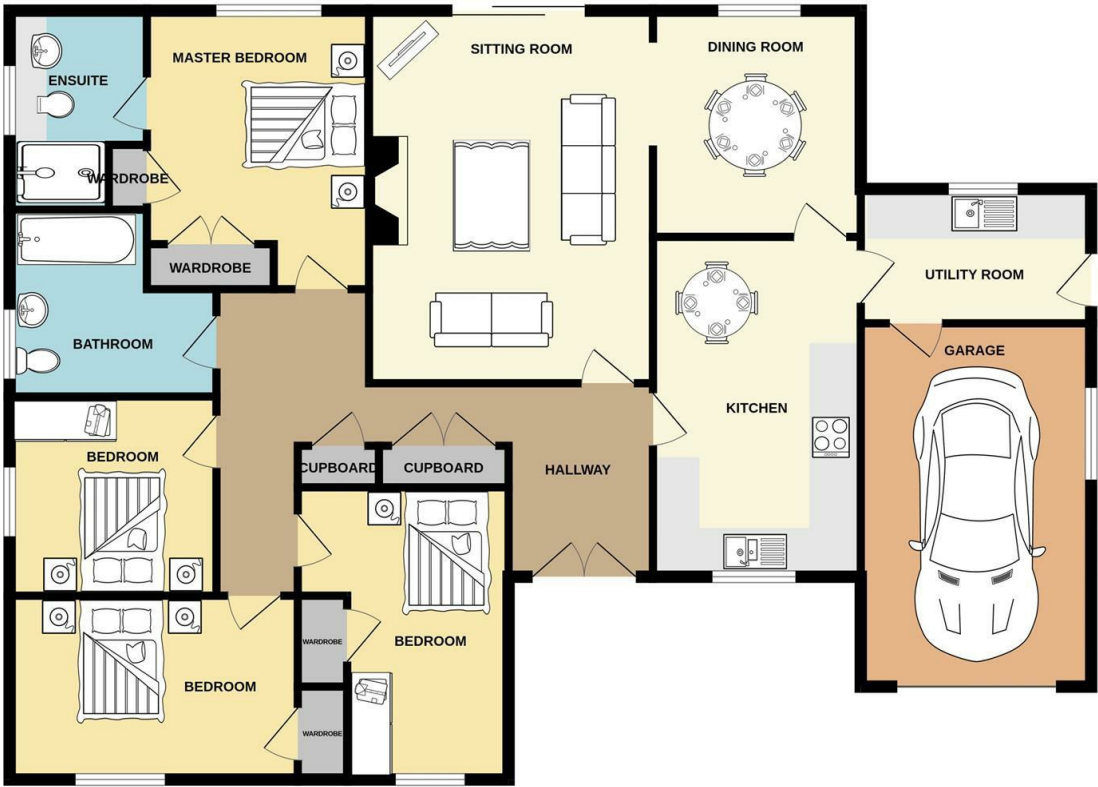
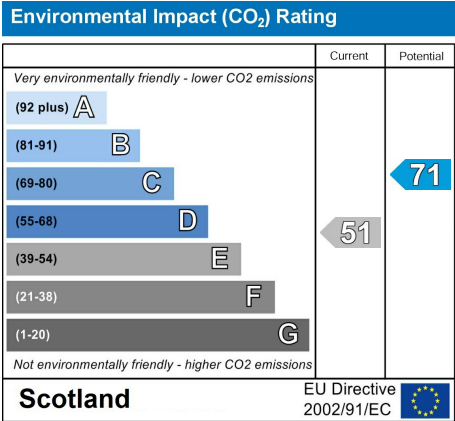
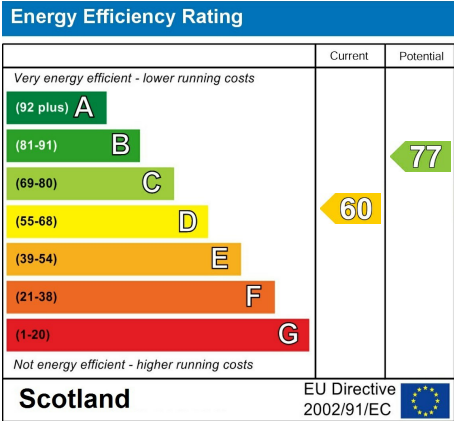
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



1 PARK VIEW, HAWICK

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