



BANNERMANBURKE

PROPERTIES LIMITED



Caldycott Cottage Parkdaill, Hawick, TD9 0JR

Offers In The Region Of £280,000



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- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ 3 DOUBLE BEDROOMS ■ BATHROOM ■ PRIVATE DRIVE WITH PARKING FOR SEVERAL VEHICLES ■ GARAGE, WORKSHOP AND OUTBUILDING ■ EXPANSIVE GARDEN GROUNDS WITH RIVER VIEWS ■ HIGHLY SOUGHT AFTER LOCATION ■ EPC RATING E

We are delighted to offer for sale this lovely detached cottage situated in the highly desirable Parkdaill, where properties rarely come up for sale. Located on the outskirts of town and just a stones throw from the beautiful Wilton Lodge Park, this property is set on a generous plot with private front garden with sweeping driveway and extensive rear garden with river views, garage, workshop and outbuilding. Ideal family home, down size opportunity or rental investment and viewing is a must to fully appreciate.

The Town

Caldy Cottage is located in Parkdaill situated on the outskirts of Hawick, 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

Entering the property from the front, a solid timber door leads into the spacious hallway which gives access to all accommodation. Decorated in neutral tones with carpet to floor with an access hatch to the roof space above, attractive ceiling light and wall light fittings, smoke alarm and central heating radiator. The sitting room is to the front with double glazed windows looking out over the front garden and surrounding countryside.

Decorated in neutral tones with carpet to floor, the main focal point of the room is the multi fuel burning stove set on slate tile hearth, under a solid wood beam mantle which is nestled in a Neuk with timber framing and feature windows to either side of the fireplace. Shelving creates a lovely picture rail around the room, adding to the cottage character and attractive ceiling and wall light fittings enhance the cosy feeling in this room. Also to the front is the master bedroom with large double glazed window looking out to the front garden. Decorated in neutral tones with carpet to floor, there's ample room for bedroom furniture. Ceiling light fitting and central heating radiator. The dining kitchen is located to the rear and has been extended to offer the current accommodation with an array of windows looking out over the large rear garden and door leading out. Good range of floor and wall units with work surface space and tile to splashback areas. Integrated electric oven and hob with extractor over, one and a half bowl stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and space for under counter fridge. Ample space for dining furniture and the oil boiler is located in the kitchen also which is decorated in neutral tones with vinyl to floor. The second bedroom is to the rear with double glazed window looking out to the garden. Decorated in neutral tones with carpet to floor, ceiling light fitting and central heating radiator. The third bedroom to the rear is a lovely room which is versatile in use and would make an ideal bedroom, snug, office, or separate dining room with lovely features such as original open fireplace with brick surround, corner windows and a double glazed door leading out to the rear garden. Decorated in neutral tones with carpet to floor, wall light fittings and central heating radiator. The bathroom is also to the rear and comprises of 3 piece suite of bath with electric shower over, WC and wash hand basin. Tiled to half height round the room and full height within the bathing area with neutral décor to the rest of the room and vinyl to floor. Mirrored wall mounted cabinet, central heating radiator and opaque window to the rear.

Room Sizes

Hallway 4.68 x 1.5S

Sitting room 3.79 x 4.75

Kitchen 4.76 x 3.31

Bedroom 4.1 x 3.80

Bedroom 2.49 x 4.00

Bedroom/Snug 3.83 x 3.96

Bathroom 2.38 x 1.92

Externally

The property sits on a plot of approx. 0.75 acre. A sweeping drive leads into the front of the property and offers parking for several vehicles. The front garden is mainly laid to lawn and mature hedging provides privacy. To the side is a garage, workshop and outhouse providing an abundance of storage. The rear garden is extensive with areas laid to lawn, mature trees and patio area to the rear of the house. The property also benefits from fishing rights on the river Teviot that flows to the rear of the property.

Directions

From Hawick High Street follow the road down to Sandbed roundabout and take the first exit on to Buccleuch Street and continue on past Wilton Lodge Park, through the town limits and out to Parkdaill where the property is located on the right.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains water, electricity. Oil central heating. Solar panels which feed back to the grid and newly installed septic tank for 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. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	74
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	35	65
Scotland	EU Directive 2002/91/EC	



CALDY COTTAGE, HAWICK

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