



BANNERMANBURKE

PROPERTIES LIMITED



Stellhouse Cottage Havelock Street, Hawick, TD9 7BB

Offers Over £130,000



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■ LIVING ROOM ■ DINING KITCHEN ■ CONSERVATORY ■ DINING ROOM/BEDROOM 4 ■ WC ■ SHOWER ROOM ■ THREE FURTHER BEDROOMS ■ ELECTRIC HEATING AND DOUBLE GLAZING ■ FRONT AND REAR GARDENS WITH LOG STORE, PATIOS, GREENHOUSE AND CELLAR ■ OFF STREET PRIVATE PARKING

Viewing comes highly recommended of this hidden gem, tucked away in a secluded location in the Wilton Hill area. Located over three floors, this unique four bedroom property is an ideal family starter house, first time buy, holiday home or downsize opportunity. Presented for sale in excellent order benefitting from double glazing, log burning stove and versatile living accommodation. Off street parking is a great advantage along with private front and rear gardens.

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 double glazed door into the living room

which is large and bright with double glazed windows. Decorated in neutral tones with laminate flooring, electric panel heater and recessed ceiling spotlights. The main focal point of the room is the log burning stove set upon a marble hearth. Large understairs cupboard provides great additional storage. A carpeted staircase leads to the first floor landing where the dining kitchen, conservatory, dining room/bedroom and WC are located.

The dining kitchen is to the rear with door to the conservatory and has a good range of floor and wall units and ample work surface space. Space for a free standing electric cooker, fridge freezer and washing machine. Decorated in neutral tones with vinyl flooring and tiling to splashback areas. Space for table and chairs. A timber and glazed door provides access to the conservatory which is located to the rear and overlooks the rear garden. This is a great additional space with carpet to floor and doors out to the garden.

To the front is the dining room or fourth bedroom which is a spacious room, versatile in use. Decorated in white with cornicing to ceiling, carpet flooring, wall mounted electric heater and two large double glazed windows.

Also on the first level is the added benefit of a WC and door leading to the rear garden.

The upper floor gives access to three further bedrooms and shower room. The shower room comprises of a 3pc suite of wash hand basin, WC and double walk in shower enclosure with electric shower inset. Shower boarding makes for easy cleaning. Chrome heated towel rail, vinyl flooring, double glazed opaque window and a glazed ceiling light allows good natural light.

All three bedrooms are good size with two located to the front with double glazed windows and one to the rear. All are decorated in neutral tones with carpet flooring and electric panel heaters.

Room Sizes

LIVING ROOM 5.65 x 5.00

DINING KITCHEN 3.90 x 3.40

CONSERVATORY 4.00 x 2.00

DINING ROOM/BEDROOM 6.00 x 2.45

BEDROOM 3.40 x 3.00
BEDROOM 2.80 x 2.60
BEDROOM 2.10 x 3.50
SHOWER ROOM 2.00 x 1.80

Externally

2 Havelock Street benefits from off street parking for several vehicles which is a great advantage along with private front and rear gardens. The front garden has a paved pathway to the side of the property, shrubbed borders, external lighting and log store. To the rear, the garden is laid mainly to lawn with two patio areas, greenhouse, decking, cellar and offers a great deal of space and privacy.

Directions

Entering Hawick on the A7 from the north, continue down Wilton Hill and take a right at the bottom of the hill onto Havelock Street. Take an immediate right into the carpark 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	23	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div></div>	<div>63</div>
(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		
Scotland		EU Directive 2002/91/EC 



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