



BANNERMANBURKE

PROPERTIES LIMITED



1 Daykins Drive, Hawick, TD9 8PF
Offers In The Region Of £220,000



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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ OFFICE ■ CONSERVATORY ■ WC, ENSUITE BATHROOM AND SHOWER ROOM ■ FOUR BEDROOMS ■ DRIVEWAY ■ FRONT AND REAR GARDENS

Early viewing comes highly recommended of this very spacious 4 bedroom end terraced family home with driveway and private garden. With the addition of an extension to the side, this property offers excellent family living accommodation with three public rooms, 4 bedrooms and 3 bathrooms. Located in a quiet area of town and on a good bus route to the town centre. Benefits from gas central heating and double glazing and 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

Entered from the front via a double glazed door into the entrance vestibule and hallway. The hallway provides access to all accommodation and has a large under stairs cupboard for storage, central heating radiator, two ceiling lights and laminate flooring.

The dining kitchen is located to the front and is a great size with ample space for dining table and chairs. Two large windows

overlook the front of the property allowing in lots of natural light. Good range of floor and wall units with ample marble effect work surface space that continue up to form upstands. Space for a free standing electric cooker with cooker hood above, dishwasher and fridge freezer. Ceiling spotlights, central heating radiator and laminate flooring.

A large utility room located to the front of the property is a great additional space providing plumbing for a washing machine and tumble dryer and housing the combination gas boiler. There are additional units in here for storage, a sink and drainer and a ceiling pulley system for clothes drying. Central heating radiator, ceiling spotlights and laminate flooring. Double aspect room with windows to the front and side and access to a rear porch area that provides further storage options and leads to the side of the property.

The hallway also leads through to the living room which is located to the rear with a large double glazed window to the conservatory. Decorated in neutral tones with a feature wall in patterned wallpaper and carpet flooring. Carpeted stairs lead up to the upper level and timber and glazed doors open up into the office room. The office is a versatile room located to the rear also and could be used for a variety of purposes and provides access to the conservatory. The conservatory spans the width of the property and is a wonderful entertaining space with patio doors to the rear garden. Decorated in sage green with laminate flooring, central heating radiator and wall lighting. Again this room offers great versatile living accommodation.

The upper level comprises of four bedrooms, shower room and ensuite bathroom. The master bedroom is a great addition with ensuite bathroom and excellent storage and is very spacious, yet warm and cosy. Wardrobes provide great storage with hanging and shelving and a large walk in cupboard would make an ideal dressing room. The ensuite bathroom comprises of a 4pc suite of wash hand basin set in vanity furniture, WC, bath and shower enclosure with electric shower. Double glazed window, vinyl flooring and chrome heated towel rail.

The remaining three bedrooms are all good sizes with built in wardrobes, double glazed windows and central heating radiators. The family shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with electric shower and is tiled to full height in a white and blue tile.

Room Sizes

SITTING ROOM 4.86 x 4.80

DINING KITCHEN 4.93 x 3.95

UTILITY ROOM 3.70 x 2.00

WC 1.00 x 1.80

OFFICE 3.45 x 3.72

CONSERVATORY 7.00 x 3.72

MASTER BEDROOM 6.22 x 3.26

ENSUITE BATHROOM 3.50 x 2.00

DOUBLE BEDROOM 3.55 x 2.70

DOUBLE BEDROOM 4.60 x 2.50

SINGLE BEDROOM 3.60 x 2.20

SHOWER ROOM 2.55 x 2.00

Externally

To the front of the property is a large driveway with off street parking for several vehicles which is a great advantage and an area laid to lawn. A pathway leads around the side of the property to the rear garden, where there is a large decking and area of lawn with garden shed. The rear garden is private and offers an ideal outdoor entertaining space.

Directions

From the roundabout at Mart Street, take the exit onto Weensland Road signposted for A68 Kelso/Jedburgh. Continue for approx a mile and Daykins Drive is located on the right hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

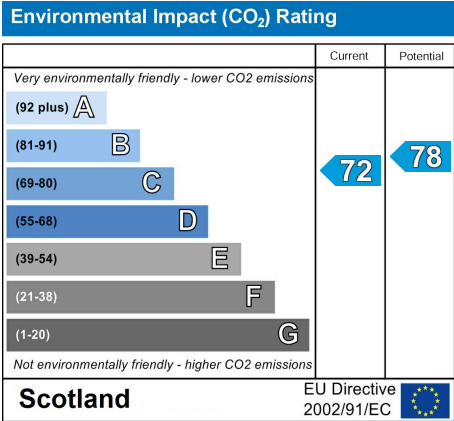
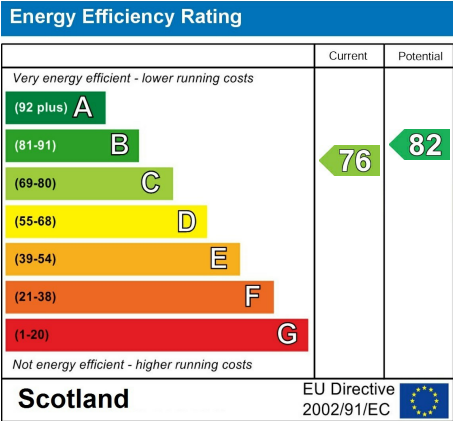
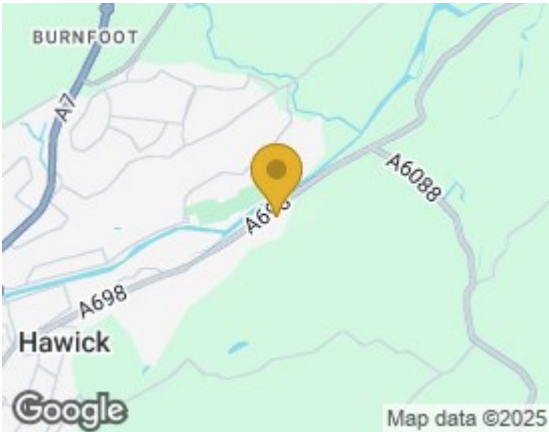
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



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