



BANNERMANBURKE

PROPERTIES LIMITED



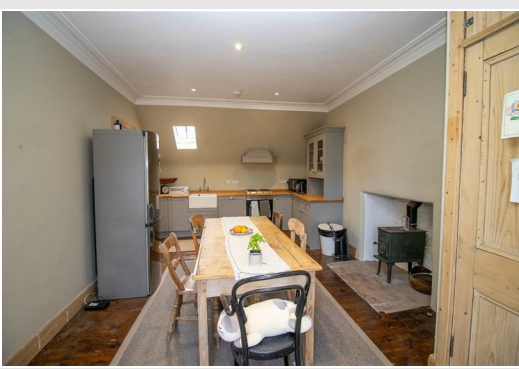
1/3 Brougham Place, Hawick, TD9 9JU

Offers Over £75,000



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■ OPEN PLAN KITCHEN/LIVING ROOM ■ TWO DOUBLE BEDROOMS ■ TURRET ROOM OFF MAIN BEDROOM ■ BATHROOM ■ GAS CENTRAL HEATING ■ PARTIAL DOUBLE GLAZING ■ EPC RATING C

Viewing is must to fully appreciate this lovely top floor two bedroom flat with fabulous Turret room off the bedroom that overlooks the the 'Horse' monument and surrounding area. Decorated throughout in neutral tones with stylish kitchen facilities, natural timber flooring and free standing roll top bath all lovely features. Benefits from gas central heating and partial double glazing. Ideal first time buy, rental investment or holiday home property.

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 its 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.

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 Town

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Travel

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The Property

From street level a secure entry door provides access to a well maintained communal stairwell that leads to the top floor where 1/3 Brougham Place is located. The property is entered into the hallway where a large cupboard houses the combination gas boiler and has plumbing for a washing machine.

To the front and side is a double bedroom (currently used as a living room) with Turret room located off, being a lovely quirky feature. Decorated in neutral tones with carpet flooring and double glazed window providing beautiful views over the 'Horse' monument and beyond. Large cupboard provides storage and a lovely focal point is the original cast iron fireplace. The Turret room is a bright and welcoming space and an ideal reading nook whilst taking in the comings and goings of the High Street.

The second double bedroom is located to the front of the property with double glazed sash and case window and is decorated in neutral tones with timber flooring.

The warm and welcoming open plan kitchen and living room is located to the front (currently used as a dining kitchen) with a single glazed sash and case window and skylight allowing in lots of natural light. Good range of floor and wall units in grey with timber worksurfaces and Belfast sink with mixer tap. Single built in electric oven and four burner gas hob with extractor fan above and integrated dishwasher. Ample space for living room furniture and decorated in neutral tones with timber flooring and log burning stove set upon a stone hearth. Two large storage cupboards.

The family bathroom comprises of a 3pc suite of wash hand basin, WC and free standing roll top bath with shower above, run off the boiler. Central heating radiator, ceiling light and skylight.

Room Sizes

- OPEN PLAN KITCHEN/LIVING ROOM 3.66 x 6.38
- DOUBLE BEDROOM 3.39 x 3.75
- TURRET ROOM 2.15 x 2.15
- DOUBLE BEDROOM 3.64 x 3.58
- BATHROOM 2.00 x 2.50

Directions

The property is located on the corner of Brougham Place and the High Street and is accessed via a secure entry door on Brougham Place.

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:

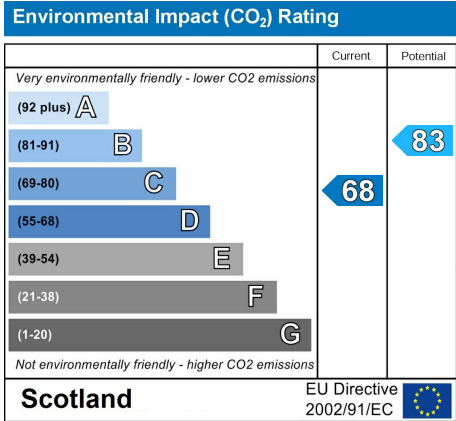
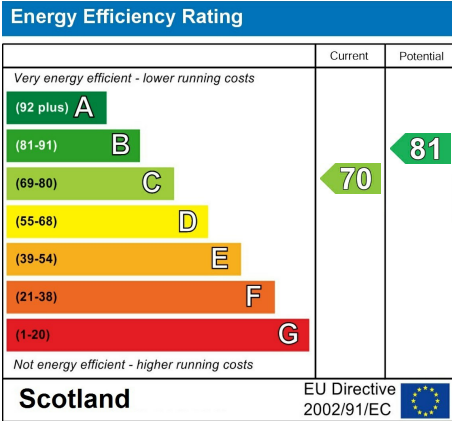
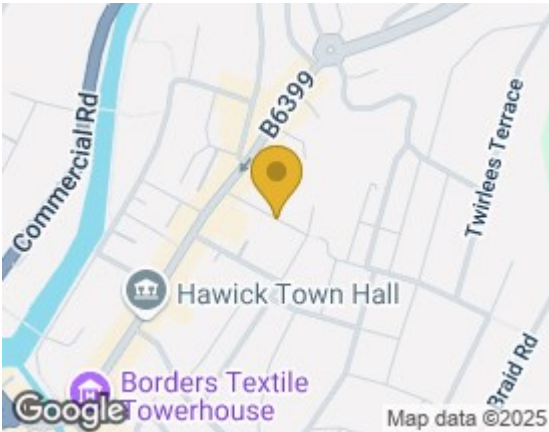
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



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