



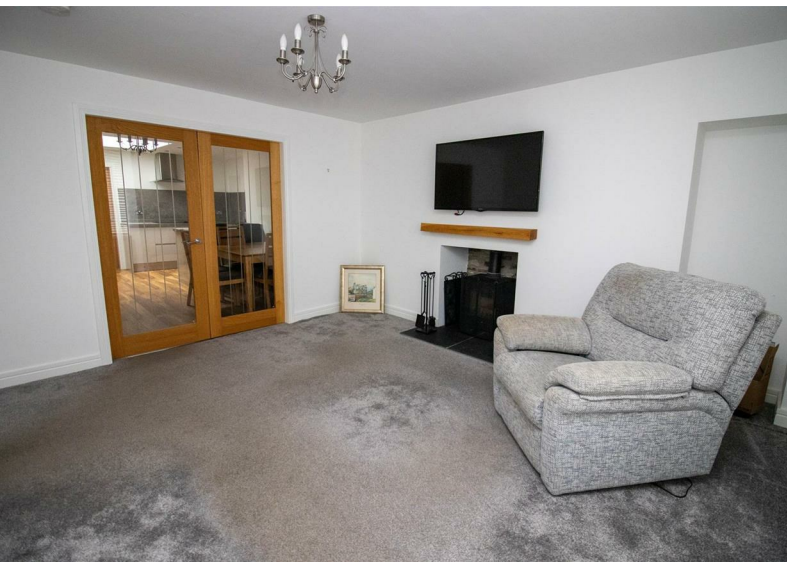
BANNERMANBURKE

PROPERTIES LIMITED



Flat 1, 11 Melgund Place, Hawick, TD9 9HY

Offers In The Region Of £140,000



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- VESTIBULE AND HALLWAY ■ LIVING ROOM WITH LOG BURNER ■ LARGE DINING KITCHEN ■ UTILITY ROOM ■ MASTER BEDROOM WITH ENSUITE ■ 2 FURTHER BEDROOMS ■ BATHROOM ■ LARGE CELLAR ■ PRIVATE GARDEN WITH SUMMERHOUSE AND outhouse ■ EPC RATING C

**** CLOSING DATE SET FRIDAY 28TH FEBRUARY @12PM****

Brought to market in immaculate decorative order, this 3 bed ground floor property offers spacious living accommodation with gas central heating and double glazing throughout and the added bonus of a large cellar spanning the length of the property, low maintenance garden with summer house, outhouse and ample on street parking to the side. Centrally located, just a short walk to the high street, this property would make an ideal family home, down size opportunity or rental investment.

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 UPVC door into the entrance vestibule which leads through to the hallway and all accommodation. The hallway is decorated in neutral tones with carpet flooring, central heating radiator, two ceiling lights, smoke alarm, shelved press and large walk in storage cupboard. This cupboard also provides access to the cellar which spans the

length of the property and has the benefit of power and light.

The beautiful sitting room is located to the front of the property with double glazed window allowing lots of natural light through. Decorated in lovely neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the solid timber sleeper mantle and log burning stove set on Slate hearth. Double timber and glazed doors lead through to the large dining kitchen, making this whole area a wonderful entertaining space.

The well equipped dining kitchen has a large Velux window, filling the space with natural light. This room is spacious and modern and boasts a good range of floor and wall units with ample work surface space that continue up to form splashbacks. Integrated single electric oven, microwave, four burner ceramic hob, extractor hood, fridge freezer and dishwasher are a great advantage and included in the sale. A breakfast bar with stools lends itself well for quick dining and there is ample space for a table and chairs in the dining room area. Decorated in neutral tones with laminate flooring, attractive ceiling light fitting and recessed ceiling spotlights. From here a door leads through to the utility room which is a great additional space offering a separate area for laundry with space and plumbing for both a washing machine and timber dryer, additional units and work surface space and houses the wall mounted combination gas boiler.

All three bedrooms are a good size with the master having the added benefits of an ensuite shower room and built in wardrobe. Tastefully decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights. The ensuite shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with electric shower inset and tiled to full height in an attractive neutral tile.

The stylish and contemporary family bathroom is very well presented and comprises of bath with shower above (run off the boiler), wash hand basin and WC. Tiled to full height around the bathing area in a lovely neutral tile with tiled flooring and chrome heated towel rail.

Room Sizes

SITTING ROOM 4.20 x 3.80
DINING KITCHEN 5.40 x 3.2
UTILITY ROOM 3.77 x 1.65
MASTER BEDROOM 4.00 x 3.00
ENSUITE SHOWER ROOM 1.65 x 1.65

BEDROOM 3.75 x 2.65
BEDROOM 3.00 x 3.50
BATHROOM 3.00 x 2.40

Externally

The garden is accessed to the side of the property where an outhouse provides good storage. Stairs lead up to the garden which has gated access and is bounded by stone wall and raised flower beds. A patio area has clothes drying facilities and a lovely summer house provides a space to enjoy the garden all year round.

Directions

Heading along the high street, take a left onto O'Connell Street, follow the road to the top and turn left onto Melgund Place. The property is located on the right hand side.

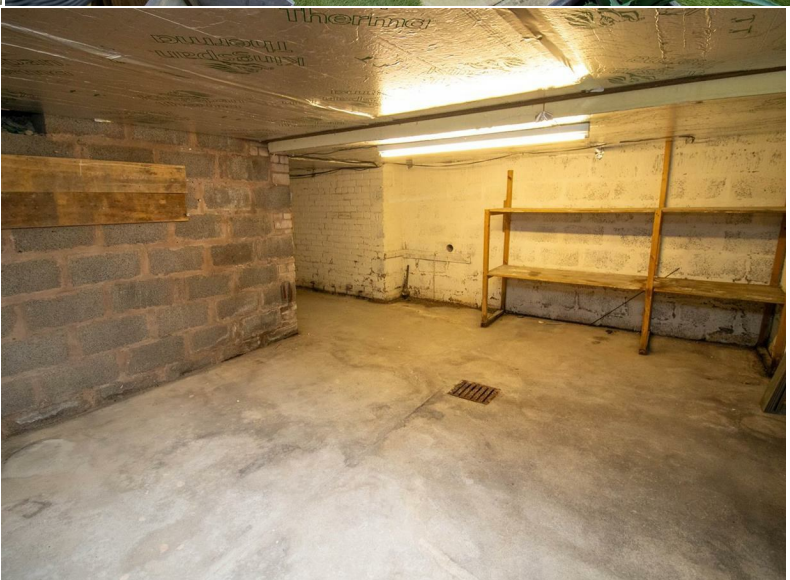
Sales and Other Information

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.

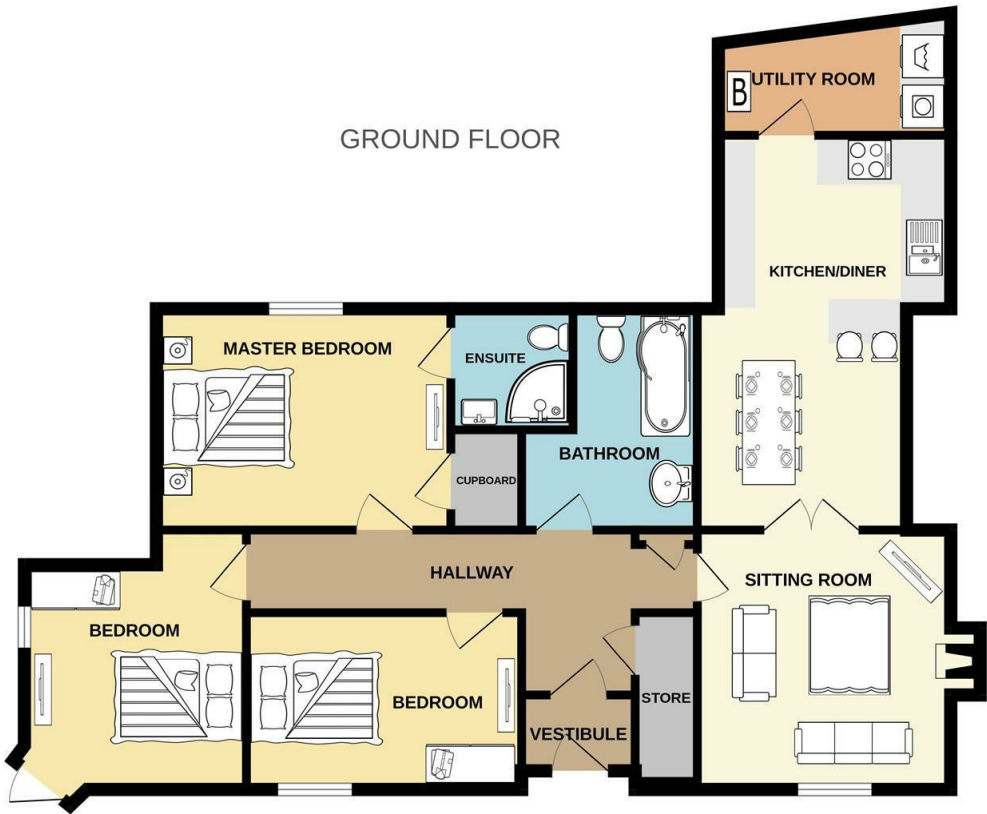
Notice:

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.



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	47	44
(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 CO2 emissions		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Scotland	EU Directive 2002/91/EC	



11/1 MELGUND PLACE, HAWICK

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