



BANNERMANBURKE

PROPERTIES LIMITED



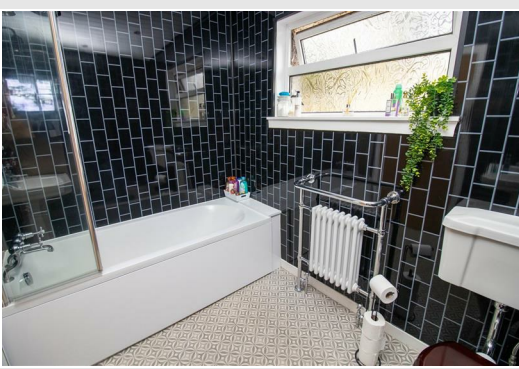
40 Wilton Hill Terrace, Hawick, TD9 8BG

Offers In The Region Of £280,000



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■ VESTIBULE AND HALLWAY ■ OPEN PLAN SITTING/DINING/KITCHEN ■ 4 BEDROOMS ■ FAMILY BATHROOM AND SEPARATE WC ■ CONSERVATORY ■ GARAGE ■ SUBSTANTIAL GARDEN GROUNDS WITH LAWN, PATIO AND MATURE TREES AND SHRUBS ■ LOVELY VIEWS ■ GAS CH & DG ■ EPC RATING D

40 Wilton Hill Terrace is a must see! Located in a sought after area of town with lovely views, this light filled detached 4 bed bungalow is presented for sale in immaculate order and offers fantastic family accommodation with the open plan kitchen, living, dining room located in the heart of the home. Enveloped by generous garden grounds and offering off street parking as well as a garage, this superb property would make an ideal family home, downsize opportunity for those looking for single level accommodation.

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

Entering from the front, a covered porch and double glazed door leads into the vestibule which is a lovely light and welcoming space with a window to the front. A timber door leads into the spacious hallway that provides access to the main living accommodation, two of the bedrooms and the family bathroom. Two large cupboards provide excellent storage and a hatch with Ramsay ladder leads to the roof space offering further storage. The open plan living/dining kitchen is located in the heart of the home and offers a fantastic space for the whole family to gather. The living room is to the front with large window allowing light to flood the room while framing the stunning views on offer. Elegantly decorated with carpet to floor, attractive ceiling light fitting, cornicing, ceiling rose and central heating radiator. Access to the dining kitchen from here which has been recently fitted and well thought out with a good range of units in cream and ample

worksurface space in timber effect laminate. The kitchen is extremely well equipped with integrated double ovens, induction hob with chimney style cooker hood over, microwave, dishwasher, washing machine, full height fridge and freezer and one and a half bowl composite sink with mixer tap over. This space is also light and bright with a window to the rear looking over the garden and patio door leading out to the conservatory from the dining area. The beautiful décor is continued through from the living space creating a lovely flow with luxury vinyl laid to floor in a herringbone style. Two ceiling light fittings and central heating radiator. The conservatory is a lovely light space to sit and enjoy the garden views and gives access out to the rear garden via patio doors. There are 4 bedrooms on offer with two accessed from the main hallway and 2 from the rear hall, accessed from the kitchen. The master and second bedroom are tastefully decorated with lovely feature wallpaper and carpet to floor and are good size double rooms with fitted wardrobes. The master is to the front with the second bedroom to the rear. The further two bedrooms are located to the other side of the main living space, accessed from a small hallway with airing cupboard housing the combination gas boiler. The third bedroom is located to the front with the fourth bedroom running the length of the property with window to the front and a door to the rear of the property. This room is versatile in use as it benefits from access to the rear and has an ensuite WC comprising of wash hand basin and WC, making this an ideal teenage bedroom, working from home office or salon. Finally, the main family bathroom, accessed from the front hallway has been recently refurbished to a high standard with beautiful traditional style bathroom fittings comprising of wash hand basin, WC and bath with chrome shower over which is run from the boiler. Shower boarding in a navy tile effect has been fitted to the whole room making for easy cleaning and the traditional style radiator with heated towel rail completes the look. This immaculately presented property has double glazing throughout, gas central heating with many of the radiators upgraded to traditional style radiators and new internal doors fitted to most rooms. A must see to fully appreciate.

Room Sizes

Vestibule 1.38 x 1.14
Hallway 5.37 x 2.93
Kitchen 6.62 x 2.94
Living Room 4.23 x 4.56
Master Bedroom 3.82 x 3.5
Bedroom 3.57 x 3.24
Bedroom 2.76 x 3.18
Bedroom 5.38 x 2.11
Bathroom 2.54 x 1.82
WC 1.03 x 2.05
Conservatory 3.10 x 2.01

Externally

The property is enveloped by garden grounds including a low maintenance front garden with mature shrubs and trees, driveway offering off street parking, single car garage and paths leading round to the substantial rear garden which has a patio, large area laid to lawn and mature trees including an apple tree.

Directions

Heading south on the A7 into Hawick take the slip road on the left signposted for Burnfoot Industrial Estate and turn right at the bottom of this road, take the first left after the graveyard into Wilton Glebe and follow the road round onto Wilton Hill Terrace, the property is the second 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 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	65	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	57	80
(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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