



BANNERMANBURKE

PROPERTIES LIMITED



11 Lothian Street, Hawick, TD9 9HD

Offers Over £115,000



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■ ENTRANCE VESTIBULE ■ HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 4 BEDROOMS ■ BATHROOM, SHOWER ROOM AND WC ■ LARGE SITTING ROOM/GAMES ROOM ■ PRIVATE GARDEN ■ GCH & DG ■ EPC RATING D

We are delighted to bring to market this sizable 4 bedroom property set over 4 floors with private garden to the rear. With a degree of upgrading, this spacious property would offer excellent family accommodation and boasts a town centre location with the high street and local amenities just a short walk away. Benefiting from gas central heating, double glazing and ample parking near by, this property would make an ideal first time buy, rental investment or family home.

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 at street level, a vestibule opens into the hallway which leads to all levels via a beautiful wrought iron spindled staircase. The ground floor houses the sitting room, kitchen and WC which are all decorated in neutral tones with laminate and vinyl flooring. The sitting room gives access to the kitchen which has a good range of units and integrated appliances including, 5 burner gas hob with chimney style cooker hood over, oven, undercounter fridge, freezer and dishwasher. A stainless steel sink and drainer sits under the window and there's ample work surface space. The WC is a handy addition on this level and comprises of wash hand basin and WC with an opaque window to the rear. The first floor offers 2 spacious double bedrooms and the family bathroom with bath with shower over, WC and wash hand basin and the second floor is where the master bedroom with fantastic views and box room can be found. The lower ground floor is a great bonus with shower room comprising of shower and wash hand basin, rear vestibule with utility area and access out to the garden and a huge living room that is versatile in use and would make a lovely sitting room, games room or entertaining space with French doors leading out to the rear garden. The property benefits from gas central heating and double glazing and an abundance of storage on every level. This property has stunning views over the town and retains lovely original features such as deep skirtings, cornice detail to ceilings and wrought iron staircase flowing from the top floor to the lower ground floor. Neutral décor throughout with a mix of laminate and vinyl to floors, this substantial family home offers the potential buyer a blank canvas to put their own stamp on.

Room Sizes

Sitting Room 4.68 x 4.42

Kitchen 3.33 x 3.15

Living Room 4.48 x 4.59

Bathroom 1.85 x 3.71
Bedroom 3.64 x 3.43
Bedroom 3.57 x 3.68
Bedroom 5.70 x 3.38
Bedroom 2.00 x 2.85
Shower Room 2.40 x 1.00
WC 2.3 x 1.08

Externally

A private garden to the rear can be accessed from the rear vestibule or french doors from the lower ground floor living room and is laid to lawn with patio area and bounded by fence. Ample parking is available in the free car park just across from the property.

Directions

From the High Street travelling West, turn onto Cross Wynd and up the hill. Take the first left onto Lothian Street and the property lies on the left hand side. There is a large carpark opposite the property offering free parking.

Sales and Other Information

Fixtures and Fittings

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services, appliances or any heating or other system within the property.

Services

Mains drainage, water, gas and electricity.



Offers:

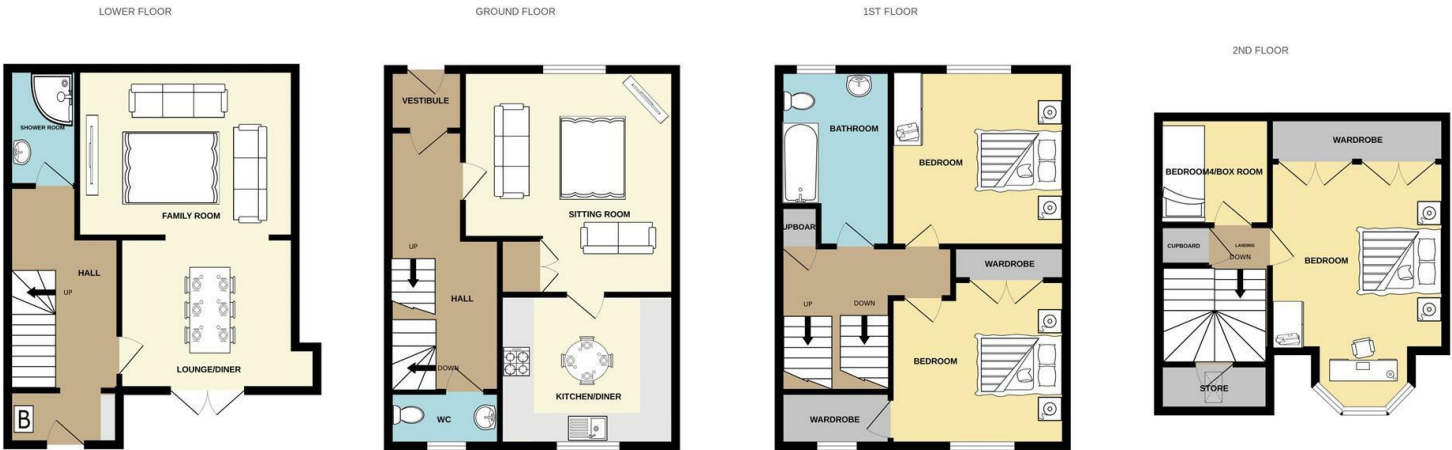
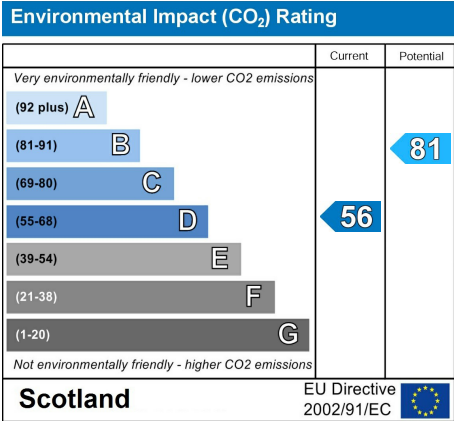
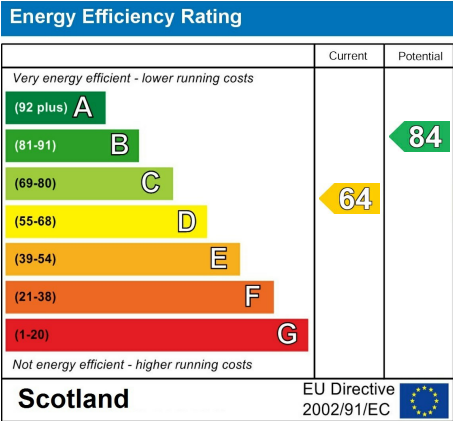
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



11 Lothian Street, Hawick

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