



BANNERMANBURKE

PROPERTIES LIMITED



7 St. Marys Place, Hawick, TD9 0AN

Offers In The Region Of £150,000

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■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ BATHROOM AND WC ■ THREE BEDROOMS ■ ATTIC SPACE ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRYING GREEN ■ ON STREET PARKING IN FRONT OF PROPERTY ■ EPC RATING D

7 St. Mary's Place is an absolute must see. Brought to market in pristine condition, this three bedroom cottage has been renovated to a very high standard in recent years, boasting stylish and contemporary kitchen and bathroom fittings, new double glazing and a new gas central heating system. Located in a very central location and tucked away from the busy streets, this is a gem of a property and must be seen to fully appreciate the accommodation on offer, quality of finish and pleasant outlook.

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

This picturesque cottage style property is entered from the front via

timber door with glazed panel into the light and bright hallway which gives access to the living room, kitchen, family bathroom and third bedroom, with carpeted stairs leading down to the lower level where two further bedrooms, office, WC and rear door leading to the courtyard can be found. A cupboard in the hallway houses the electric meter and switch gear and a roof hatch leads to the attic space which is partially floored to provide storage. The living room is a lovely bright room with triple aspect windows flooding the room with natural light and providing lovely views of the beautiful St Mary's Church to the front. Ample space for living and dining furniture within this room. The kitchen is located to the rear with two double glazed sash and case style windows. Good range of floor and wall mounted units in a sleek grey with ample white laminate worksurfaces. Space for free standing American style fridge freezer (included in the sale) and space and plumbing for washing machine, integrated electric oven and induction hob with chimney style cooker hood over and glass to splash back area behind the cooker. One and a half bowl sink with mixer tap over sits beneath the window. Recessed ceiling light fittings and the Viessmann combination gas boiler is located in here also. The bathroom is well equipped with wash hand basin set in vanity furniture, WC and shower bath with shower run from the boiler over the bath. Shower boarding makes for easy cleaning and a large opaque window to the rear allows in good natural light. Chrome heated towel rail and recessed ceiling spotlights. Also on this level is a double bedroom with lovely views out to the front of the property. On the lower level is where the WC with WC and wash hand basin, and two double bedrooms are located. Both good sized double rooms benefiting from double built in wardrobes. One room has double aspect windows allowing good light and the other room has a bonus room to the rear which would make an ideal home office or dressing room. With gas central heating throughout, this immaculately presented property is decorated in neutral tones with a mix of carpet and vinyl to floor, ideal for any purchaser to put their own stamp on. Early viewing is highly recommended to avoid disappointment.

Room Sizes

Living Room 4.25 x 6.20

Kitchen 3.40 x 2.60

Bathroom 2.05 x 2.10

Bedroom 2.80 x 2.40

WC 0.95 x 1.25

Bedroom 4.4 x 3.85

Bedroom 2.65 x 4.4

Office 1.75 x 2.00

Externally

There is a courtyard to the side of the property, with clothes drying facilities and gated access.

Directions

At the end of the High Street travelling West, take a left on the Howegate. At the junction take a left and first left again onto St Mary's Place. The property lies on the left hand side.

What3Words///stands.essential.adhesive

Sales and Other

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:

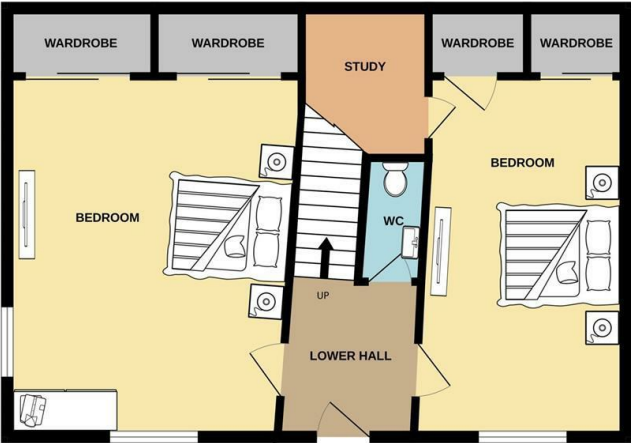
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



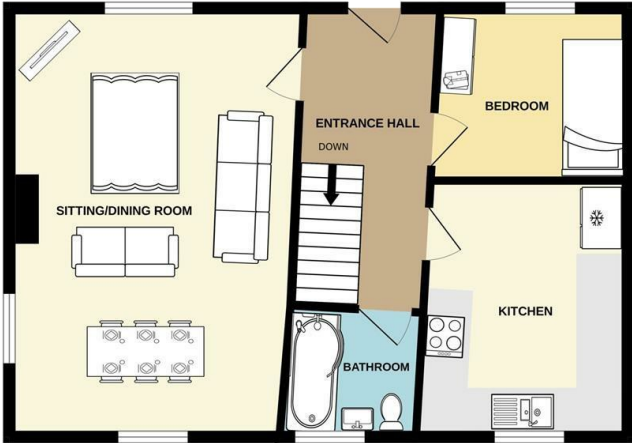
| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | 64 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - 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 | | 78 |
| (81-91) B | | |
| (69-80) C | | 58 |
| (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 |

LOWER FLOOR



GROUND FLOOR



7 ST MARYS PLACE, HAWICK

Important:

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