



BANNERMANBURKE

PROPERTIES LIMITED



19 Branhholme Road, Hawick, TD9 7BU

Offers In The Region Of £110,000



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- HALLWAY ■ DINING KITCHEN ■ LIVING ROOM ■ 3 BEDROOMS ■ BATHROOM ■ PRIVATE SIDE AND REAR GARDEN WITH SHED AND outhouse ■ GOOD STORAGE ■ LOVELY VIEWS ■ GAS CH & DG ■ EPC C

Located in a popular residential area of town, ideally situated for Wilton Primary School and just a short walk to the town centre and all local amenities, 19 Branhholme Road is a lovely 3 bedroom semi detached family home. Presented for sale in good decorative order and offers excellent living accommodation with private garden, shed and outhouse. Benefiting from gas central heating and double glazing this property would make a great starter 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

Entered into the split level entrance hall where carpeted stairs lead to both the upper and lower levels. Decorated in neutral tones with a double glazed window to the side allowing good natural light in. The ground floor level has a good size storage cupboard with shelving and gives access to the kitchen and living room. The living room is a spacious room spanning the length of the property with window to the rear and double glazed doors leading out to the side garden. Decorated in neutral tones with laminate to floor and attractive ceiling light fitting, the main focal point of the room is the timber fire surround with marble back and hearth and electric log burner effect stove. A large cupboard here offers additional storage. The dining kitchen is also a good sized room spanning the length of the property with double glazed windows to both sides. Good range of floor and wall mounted units with ample work surface space and tiling to splashback areas. Space for freestanding cooker with extractor over, washing machine and fridge freezer. Single bowl stainless steel sink and drainer with mixer tap. Decorated in neutral tones with timber effect vinyl flooring and recessed ceiling spotlights, the dining area offers ample space for table and chairs and has another good sized cupboard offering further storage.

The upper level accommodates the 3 bedrooms and family bathroom. A hatch gives access to the roof space above providing additional storage. All of the bedrooms are tastefully decorated with carpet to floor and central ceiling light fittings, and have ample space for bedroom furniture. The master bedroom is to the front with fantastic views with the 2 additional rooms located to the side of the property. The 2 double rooms benefit from built in wardrobes with hanging and shelving also. Finally the family bathroom is to the rear and comprises of 3pc suite of wash hand basin, WC and bath with electric shower over. A double glazed opaque window allows good natural light in to this room which is decorated in neutral tones with vinyl to floor. Benefiting from gas central heating radiators to all rooms.

Room Sizes

Dining Kitchen 3.15 x 5.50

Living Room 5.50 x 3.30

Bathroom 2.05 x 1.80

Double Bedroom 3.70 x 2.25

Double Bedroom 3.20 x 3.00

Single Bedroom 2.45 x 2.15

Externally

The property benefits from a lovely enclosed private garden which is mainly laid to lawn with shed, patio and clothes drying facilities. An Integrated outhouse houses the boiler and tumble dryer.

Directions

Entering Hawick from the north head down the A7 onto Wilton Hill, take a left before the traffic lights onto Havelock Street, continue up onto Bransholme Road. The property is located at the top of the pedestrian lane.

What3Words///Warmers.dating.reverses

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:

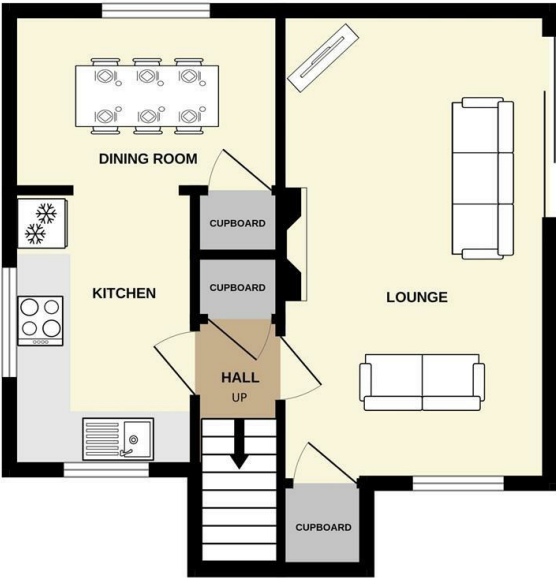
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



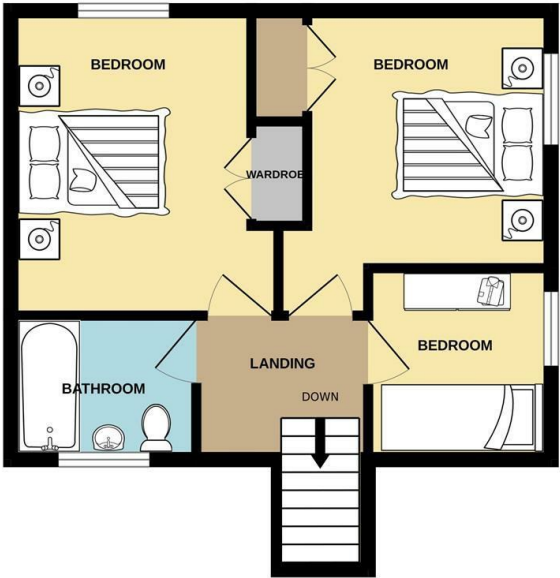
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	67	82
(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 

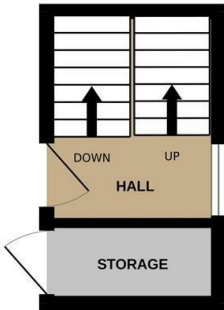
LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR



19 BRANHOLME ROAD, HAWICK

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