



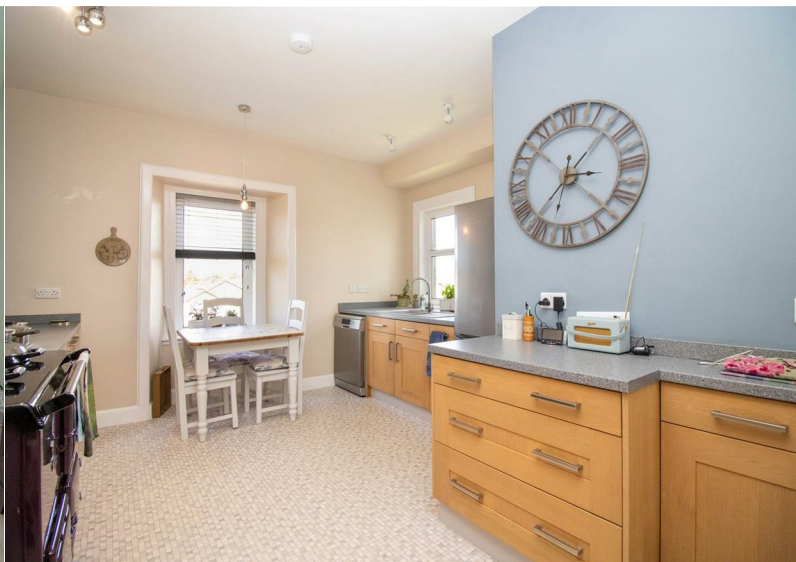
BANNERMANBURKE

PROPERTIES LIMITED



Flat 1, Hazelwood House Hazelwood Road, Hawick, TD9 7QR
Offers In The Region Of £250,000

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■ LARGE ENTRANCE HALL WITH STORAGE ■ SITTING ROOM WITH STUNNING VIEWS ■ DINING KITCHEN ■ FOUR DOUBLE BEDROOMS ■ BATHROOM AND SHOWER ROOM ■ TURRET ROOM WITH ROOF ACCESS ■ GARAGE AND PRIVATE GARDENS ■ SHARED CELLAR ■ AMPLE ALLOCATED PARKING ■ IMPRESSIVE VIEWS

Flat 1, Hazelwood House is a beautifully appointed top floor four bedroom dwelling set within an impressive Victorian detached residence, showcasing exquisite period features and offering breath-taking panoramic views. Designed by architect John Guthrie over a 100 years ago, Hazelwood House has since been converted into 4 separate properties, all with private parking and gardens. The immaculate communal entrance, shared by just two residences, boasts original stained glass windows and high ceilings, creating a grand and welcoming first impression. A large double garage with power and light is a great advantage, along with private garden, patio and BBQ area. Viewing is a must to fully appreciate.

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 current owners have lovingly restored this top floor dwelling to an exacting standard, thoughtfully preserving its original period charm whilst incorporating characterful touches such as Bakelite switches and sympathetically blending modern comforts throughout. They are only the third family to have owned this property since it was built.

Entered via a beautiful communal stairwell to the first floor where a solid timber door provides access to the entrance hall. Decorated in a lovely period blue with Karndean flooring and an under stairs storage cupboard. Built in seating provides excellent storage beneath for shoes and a large Velux window allows lots of natural light through. A carpeted turning staircase leads up the landing where all accommodation is accessed.

A large and spacious double aspect sitting room is located to the front with double glazed sash and case windows providing stunning views. Decorated in fresh neutral tones with carpet flooring and cornicing to ceiling. The main focal point of the room is the multi-fuel stove set upon a slate hearth.

The bright dining kitchen has a good range of floor and wall mounted units with generous work surface space and is double aspect with windows to the front and side. The kitchen benefits from an Aga which is available by separate negotiation, has space and plumbing for a dishwasher and space for a fridge freezer (both included in the sale). Ample space for dining table and chairs.

Along the hallway there is access to all four bedrooms, family bathroom, utility cupboard, shower room and stairs to the turret room which adds quirky charm and unique character to the property.

The stunning family bathroom is located to the side of the property and comprises of free standing roll top bath, wash hand basin and WC and is beautifully decorated in fresh neutral tones with timber paneling and tile effect vinyl flooring. A spacious cupboard outside the bathroom is fully prepared for the installation of a shower, should the purchaser wish to enhance the bathroom facilities and provides excellent storage. There's also a handy utility cupboard in this same area, thoughtfully designed to house a washing machine with additional units for storage.

There are four generously sized bedrooms, each tastefully decorated and featuring unique character details, all enjoying stunning views. A second shower room is ideal for guest or larger family use and comprises of double walk in shower enclosure, WC and wash hand basin with double glazed window, vinyl flooring and electric heater.

One of the most special and unique parts of the house is the turret room, tucked away up a carpeted staircase from the hall. It has four original windows, a really cosy feel, and would be perfect as a reading nook or somewhere to unwind. There's even a hatch and fixed ladder that leads out to the roof for amazing panoramic views.

Room Sizes

SITTING ROOM 4.80 x 5.15

DINING KITCHEN 4.80 x 4.00
TURRET ROOM 3.20 x 2.20
MASTER BEDROOM 4.80 x 4.60
DOUBLE BEDROOM 4.80 x 4.80
DOUBLE BEDROOM 4.10 x 2.60
DOUBLE BEDROOM 3.85 x 3.50
FAMILY BATHROOM 3.00x 2.75
SHOWER ROOM 3.40 x 1.50

Externally

To the front the property benefits from two parking spaces. The generously sized double garage benefits from power, lighting, high ceilings, and double doors for easy access and can be accessed from either Hazelwood Road or the rear garden. The garden boasts an abundance of well tended areas including a kitchen garden, hot tub and BBQ area and an enclosed low maintenance garden with raised flower beds and decorative chippings.

Directions

What3words///strict.cheerful.snowmen
From Stirches Road, take a right onto Hazelwood Road and the property lies on the right hand side. The entry door is the grey door at the side of the building.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and dishwasher, fridge freezer, hot tub but external fridge freezer in garage included in the sale. The aga is available by separate negotiation.

Services

Mains drainage, water and electricity. Gas available in the building.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	26	75
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
	35	54
Scotland	EU Directive 2002/91/EC	



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