



BANNERMANBURKE

PROPERTIES LIMITED



34 Yarrow Terrace, Hawick, TD9 9LL

Offers In The Region Of £75,000



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- SITTING ROOM ■ LIVING ROOM/DINING ROOM ■ KITCHEN ■ TWO BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ SHARED CELLAR ■ PRIVATE GARDEN ■ EPC RATING E

We are delighted to present for sale this spacious two-bedroom upper dwelling, featuring two public rooms and offering excellent potential for buyers to put their own stamp on it. Located in the sought after 'Terraces' area of town with beautiful views over the surrounding countryside. Benefits from gas central heating and double glazing and a beautifully tended rear garden with patio, decking, clothes drying facilities and shrubbed borders.

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

34 Yarrow Terrace has the benefit of private front and rear door entry. Entered from the front via a solid timber door and carpeted staircase to the first floor level where all accommodation is accessed. A large cupboard in the hallway provides excellent storage and a door provides access to the upper level.

To the front a large and spacious sitting room with double glazed windows is located, with beautiful views over the town. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround set upon a marble hearth and recessed display area with cupboards below. There is access from here to a bedroom which is also located to the front with double glazed window, central heating radiator and cornicing to ceiling.

To the rear is a 3pc shower room comprising of shower enclosure with electric shower, WC and wash hand basin and shower boarding to the bathing area. Central heating radiator and Karndean flooring.

The dining room/living room is located to the rear also with access to the kitchen and double glazed window to the rear. Decorated in neutral tones with carpet flooring, central heating radiator and cornicing. A couple of steps lead down to the kitchen, at the rear of the property. Good range of floor and wall mounted units with ample work surface space and sink and drainer set beneath a double glazed window. Space and plumbing for a washing machine and single built in electric oven and four burner gas hob. A timber and glazed door gives access to a staircase that leads out to the patio and rear garden.

From the hallway a door leads to a carpeted staircase with timber handrail that leads to the upper level, which has been used in the past as a bedroom but is versatile in use. A Velux style window and small bay window provides excellent light into the room.

Room Sizes

SITTING ROOM 3.80 x 3.60

LIVING ROOM/DINING ROOM 3.30 x 3.20

KITCHEN 1.80 x 3.55

BEDROOM 4.75 x 1.90

SHOWER ROOM 2.05 x 2.15

ATTIC BEDROOM 5.70 x 4.30

Externally

There is a private garden to the rear of the property with beautiful shrubbed borders, area laid to lawn, patio, clothes drying facilities and decking. A shared cellar provides additional storage.

Directions

From the roundabout at Morrisons, take the exit onto Linden Crescent and follow the road up to St Ninians Road. The property is located on the right hand side.

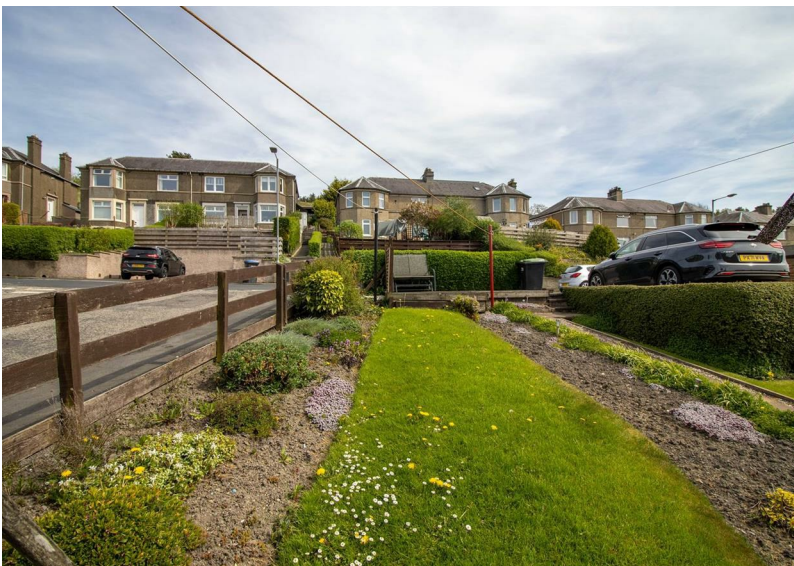
Sales and other information

Fixtures and fittings

All carpets, floor coverings, light fittings and integrated appliances.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	69
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		
	45	65
Scotland	EU Directive 2002/91/EC	



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