



BANNERMANBURKE

PROPERTIES LIMITED



7 Lockiesedge, Hawick, TD9 7ET
Offers In The Region Of £100,000



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- ENTRANCE VESTIBULE WITH outhouse ■ HALLWAY ■ KITCHEN ■ LIVING ROOM ■ CONSERVATORY ■ 2 DOUBLE BEDROOMS ■ BATHROOM ■ PRIVATE GARDEN ■ EPC RATING E

We are delighted to bring to market this 2 bed end of terrace house located in the popular Mayfield area. Located on a good bus route to the town and ideally positioned for easy access to scenic countryside walks with Wilton Primary School just around the corner. 7 Lockiesedge would make an ideal first time buy, starter family home, rental investment or downsize opportunity. In need of a degree of renovation the property benefits from a private garden to the rear, conservatory, gas central heating and double glazing throughout.

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 property is entered to the side, where a double glazed door leads into a covered porch with a outhouse and access to the rear garden. From here a timber and glazed door leads into the hallway which gives access to the kitchen and living room and stairs lead to the upper level. A great deal of storage is on offer here with cupboards located under the stairs, on the turn of the stair and further storage on the top landing. The Living room is a good size room spanning the length of the property with double glazed window to the front and patio doors leading the conservatory at the rear. Ample space for both living and dining furniture and a cupboard and display unit offer good storage. Gas fire and attractive ceiling light fitting. The conservatory is accessed from here and is a lovely bright room looking out over the garden and offers an ideal additional entertaining space. The kitchen is also on the ground floor with a window to the side and is fitted with a range of timber base and wall units. Space for free standing appliances and plumbing for a washing machine. Carpeted stairs lead to the upper level where 2 bedrooms and the bathroom are located. Both bedrooms are a good size with lovely views and have built in wardrobes. The bathroom comprises of bath with shower over, WC and wash hand basin with storage below. A double glazed window to the side allows good natural light in. With a degree of upgrading, this property would make a lovely starter family home or downsize and should be viewed to fully appreciate. The property is carpeted throughout with neutral décor to most rooms and benefits from gas central heating and double glazing.

Room Sizes

Living room 3.41 x 5.55

Kitchen 2.97 x 2.63

Conservatory 2.84 x 2.00

Bedroom 4.08 x 2.75

Bedroom 4.06 x 2.72

Bathroom 2.04 x 2.49

Externally

To the rear is a private enclosed garden which is bounded by fencing and laid to lawn with flowering shrub borders. The garden can be accessed from the conservatory or the vestibule to the side of the property where a handy outhouse is also located.

Directions

Entering Hawick from the South on the A7, take a left at the Sandbed roundabout, travel over the bridge and take the first left onto Albert Road, continue up Wilton Path and on to Princes Street, take a left onto Dickson Street and continue on to Stirches Road and then the second left onto Mayfield Drive and then an immediate left onto Lockiesedge. The property is the first one when entering Lockiesedge.

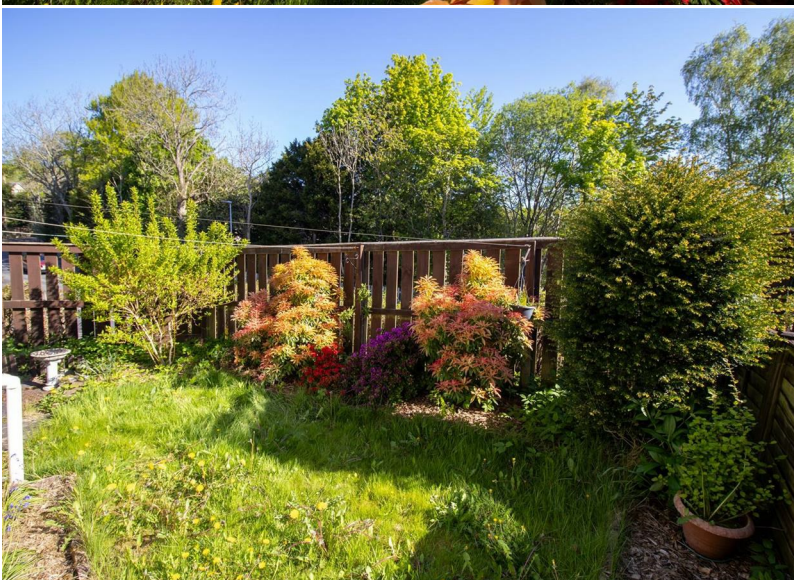
Sales and Other Information

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		85
(81-91) B		
(69-80) C		50
(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		84
(81-91) B		
(69-80) C		43
(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



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