



# BANNERMANBURKE

PROPERTIES LIMITED



**7 Drumlanrig Place, Hawick, TD9 0AY**

**Offers In The Region Of £90,000**





# 7 Drumlanrig Place, Hawick, TD9 0AY

## Offers In The Region Of £90,000



■ ENTRANCE HALL ■ SITTING/DINING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ SHARED REAR GARDEN ■ TWO OUTHOUSES FOR STORAGE ■ EPC RATING C

We are delighted to bring to market this immaculate and well appointed two bedroom ground floor flat benefitting from private front and rear access. Offered for sale in excellent order with fresh neutral décor and stylish and contemporary kitchen and bathroom facilities. This lovely property is an ideal first time buy, downsizing opportunity or holiday home investment with easy access to the town centre and all local amenities. Ample on street parking is available and the property is located on a good bus route.

### 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

7 Drumlanrig Place is entered from the front via a double glazed door into the entrance hall, which is decorated in neutral tones with laminate flooring, central heating radiator, two ceiling lights and wall mounted heating thermostat. There is access from here to the shower room, two bedrooms and sitting room.

A bright and spacious sitting room with dining area provides great living space and is located to the front of the property with a double glazed window. A built in cupboard provides storage and with neutral décor and laminate flooring, there is ample space for a dining table and chairs and access to the kitchen.

The kitchen is a great space located to the rear where two double glazed windows allow lots of natural light through and a double glazed door provides access to the shared rear garden. Good range of floor and wall units with ample marble effect worksurfaces and tiling to splashback areas. Electric cooker with glazed splashback and extractor fan above, space and plumbing for a washing machine and tumble dryer. A pantry style cupboard provides additional storage and houses the combination gas boiler.

The shower room is located to the front with double glazed opaque window. Comprises of a 3pc suite of double walk in shower enclosure with chrome shower run off the boiler and lovely tiling to almost full height in a white marble effect tile, WC and wash hand basin set in vanity furniture with storage below. White heated towel rail.

To the front also is the master bedroom with double glazed window. Spacious room with a good range of built in wardrobe providing hanging and shelving. Decorated in neutral tones with carpet flooring. A recessed cupboard houses the electric meter and switch gear.

A second double is located to the rear, overlooking the rear garden and is again decorated in neutral tones with carpet flooring. The large wardrobe in this room provides excellent storage and is included in the sale.



## Room Sizes

SITTING/DINING ROOM 5.30 x 3.30

KITCHEN 4.00 x 2.00

DOUBLE BEDROOM 4.45 x 3.00

DOUBLE BEDROOM 3.50 x 2.55

SHOWER ROOM 2.50 x 1.45

## Externally

To the rear of the property is a beautifully tended and low maintenance shared garden (shared with only one other property). There is access via side vennel or from the kitchen and two outhouses provide excellent storage. A lovely rockery provides a burst of summer colour.

## Directions

From the High Street travelling West, turn on to the Howegate and continue on to Drumlanrig Square and the Loan. Turn right on to Drumlanrig Place and the property lies on the left hand side.

## Sales and Other Information

### Fixtures and Fitting

All carpets, floor coverings, light fittings, wardrobe in rear bedroom and cooker 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](mailto: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.

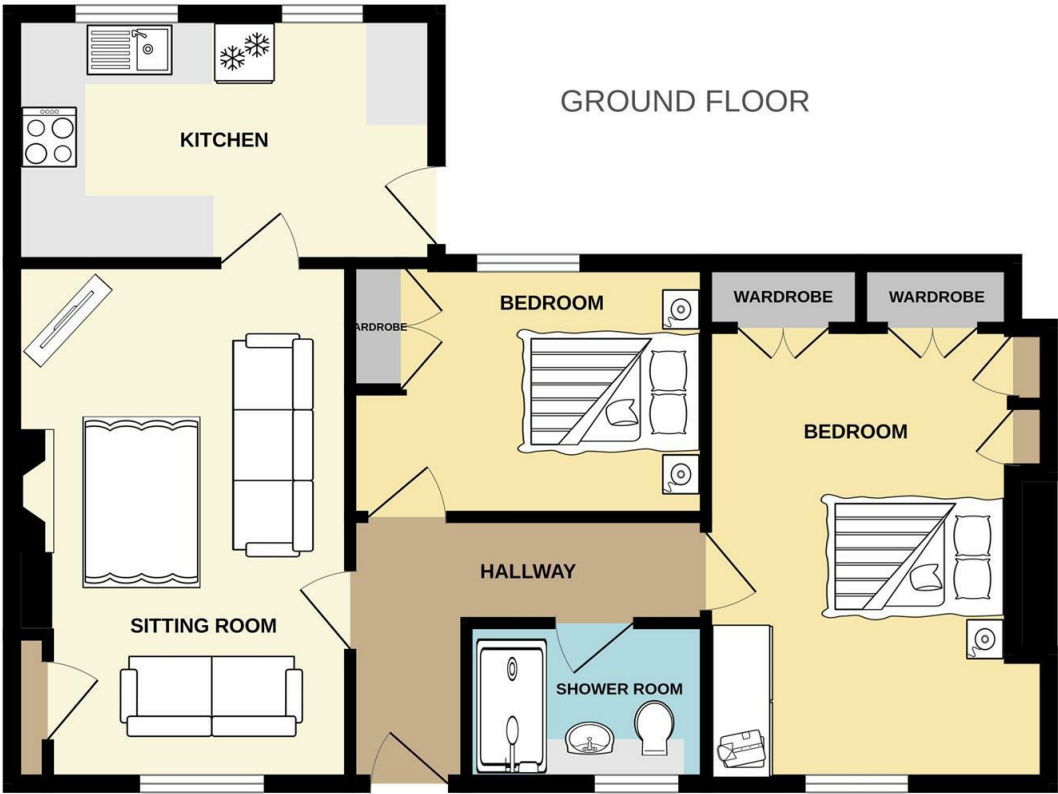
Notice:

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		
	73	77
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
	72	78
Scotland	EU Directive 2002/91/EC	



7/1 DRUMLANRIG PLACE, HAWICK

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