



# BANNERMANBURKE

PROPERTIES LIMITED



## 8a Rosebank Cottage, Hawick, TD9 0DH

Viewing is essential to fully appreciate this impressive two bedroom end of terrace cottage, located in the popular West End area of town with stunning views. Offered for sale in immaculate order, boasting modern and contemporary kitchen and bathroom facilities. Tastefully decorated throughout and benefitting from a log burning stove, integrated appliances in the kitchen and additional WC. There is a lovely large enclosed patio to the front and integrated outhouse for storage. Located on a good bus route to the town centre and would make an ideal first time buy, downsizing opportunity or holiday home investment.

▪ SITTING/DINING ROOM ▪ KITCHEN ▪ WC ▪ TWO DOUBLE BEDROOMS ▪ SHOWER ROOM ▪ GAS CENTRAL HEATING ▪ DOUBLE GLAZING ▪ ENCLOSED FRONT PATIO ▪ OUTHOUSE ▪ EPC RATING E

**OFFERS IN THE REGION OF £135,000**

28 High Street, Hawick, TD9 9EH T. 0800 1300 353 F. 0145 0378 525 E. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk)

## 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 its 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 from the front via a double glazed door into the entrance vestibule where stairs lead to the upper level. Large vertical central heating radiator. From here a door leads into the sitting/dining room which is located to the front of the property with large double glazed windows to both sides, allowing lots of natural light through. Decorated in neutral tones with timber panelling, newly laid carpet flooring and two central heating radiators. The main focal point of the room is the log burning stove with solid timber sleeper mantel above. Ample space for living furniture and dining table and chairs. Access to the rear hallway where the WC and kitchen are located.

The WC is a handy additional facility with wash hand basin and WC and houses the combination gas boiler and has Karndean flooring, a heated towel rail and fresh décor. The rear hallway provides access to the kitchen and has a double glazed door to the rear for access only.

The bright and light kitchen is located to the rear with double glazed window and has a great range of floor and wall units with ample work surface space. Well equipped with integrated electric oven, four burner ceramic hob and integrated microwave and space and plumbing for a washing machine, under counter fridge and under counter freezer. A composite sink and drainer sits beneath the window and a large under stairs cupboard provides good storage and houses the electric meter and switch gear. Plinth lighting is a lovely feature.

From the entrance hall, stairs lead up to the upper level where two bedrooms and shower room are located. Both bedrooms are double rooms with the master offering a full range of built in cupboards with sliding mirrored doors, lovely timber panel, USB sockets and beautiful views. The rear bedroom also has a built in cupboard for storage, double glazed window, timber paneling, laminate flooring and USB sockets.

Finally the immaculately presented shower room comprises of a 3pc suite of wash hand basin with storage below, WC and shower enclosure with chrome shower run off the boiler. Chrome heated towel rail, vinyl flooring and double glazed opaque window.

This property is a must see to appreciate the high-quality finish and attention to detail throughout.





### Room Sizes

SITTING/DINING ROOM 6.30 x 5.15

KITCHEN 3.70 x 2.80

WC 1.45 x 1.15

DOUBLE BEDROOM 3.50 x 3.20

DOUBLE BEDROOM 3.00 x 2.80

SHOWER ROOM 2.00 x 1.70

### Externally

The property benefits from a private front patio which is bounded by fencing, offering privacy. An integrated outhouse to the side of the property offers additional storage and there is gated access to the rear of the property with bin storage.

### Directions

Heading west on the high street take a left onto the Howgate and continue up through Drumlanrig Square, onto the Loan and then Rosebank Road. 8a Rosebank Cottage lies on the right hand side.

What3words:///boardroom.coherent.remotes

### 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.



## Directions

### Offers:

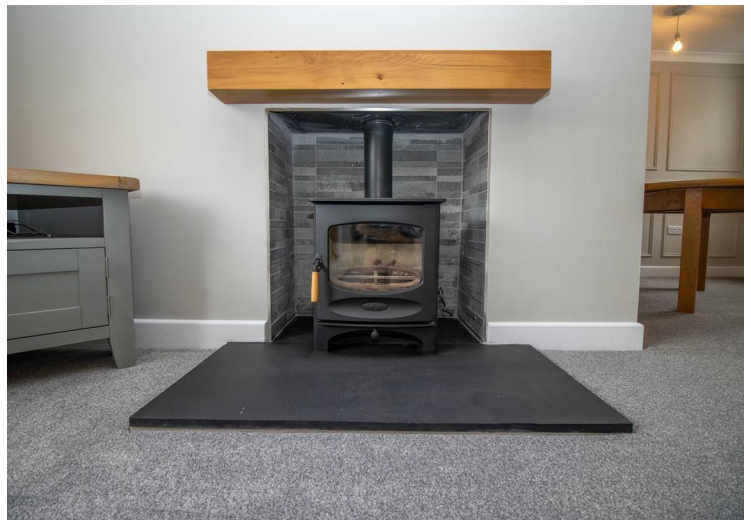
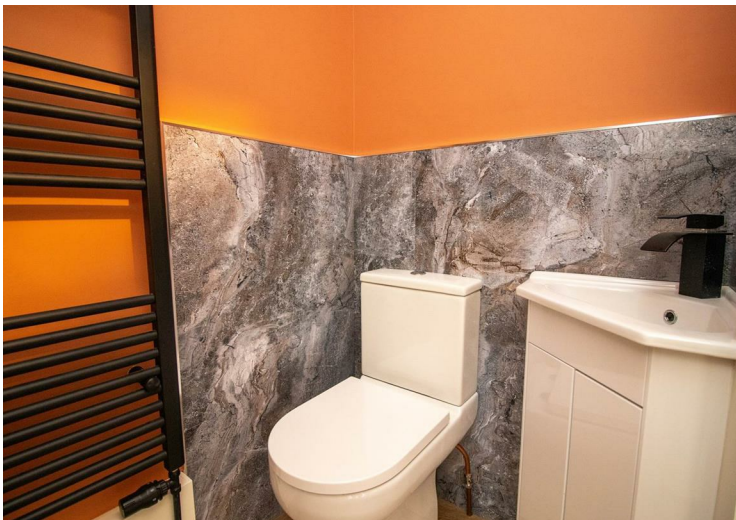
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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.



### Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.