



# BANNERMANBURKE

PROPERTIES LIMITED



**3 Leyden Bank, Hawick, TD9 9PG**  
**Offers In The Region Of £230,000**

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# 3 Leyden Bank, Hawick, TD9 9PG

## Offers In The Region Of £230,000



- ENTRANCE VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN WITH LIVING AREA ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ WC ■ ENCLOSED REAR GARDEN WITH SUMMERHOUSE ■ DRIVEWAY AND GARAGE ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ EPC RATING D

**\*\* CLOSING DATE - TUESDAY 27TH MAY AT 12 NOON\*\***

3 Leyden Bank is wonderful 3 bedroom semi detached family home, located in a sought after residential area of town. Offered for sale in excellent order and ideally appointed for modern family living boasting a spacious and bright kitchen/living/dining room to the rear with direct access to the well tended and enclosed garden. A driveway provides off street parking for at least two vehicles along with a single car garage offering further parking or storage. Early viewing is a must to avoid disappointment.

### 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

Entered from the front via a covered porch area, a double glazed door provides access to a vestibule and hallway. A cupboard in the vestibule is ideal for coat and shoes with the lovely square hallway providing access to all accommodation and carpeted turning staircase to the upper level. A handy WC and wash hand basin is located off the hallway and is a useful additional facility. To the front, a bright and cosy sitting room with double glazed windows is located and is tastefully decorated in neutral tones with carpet flooring. The main focal point of the room is the log burning stove with slate hearth and solid timber sleeper mantel.

To the rear is the hub of the home with a large kitchen/living room/dining area providing excellent family living or entertaining space. Large windows overlook the rear garden from the kitchen and living area with double glazed doors providing access out. Good range of floor and wall units with ample work surface space and breakfast bar area. Space for range cooker (included in the sale) and space for a free standing fridge freezer. A sink and drainer sits beneath the window and the washing machine is located in the rear vestibule which also has access to the garden. The living and dining room area are bright and welcoming with ample space for furniture and are versatile in use. Another log burning stove in here is a great advantage and again it's all decorated in lovely neutral tones with a mix of carpet and vinyl flooring.

The upper level has an access hatch to the roof space which provides excellent additional storage. Three double bedrooms are located up here, all with built in wardrobes, double glazed windows and carpet flooring. The stylish and contemporary family bathroom comprises of a 4pc suite of wash hand basin, WC, bath and double walk in shower enclosure with chrome shower run off the boiler.



## Room Sizes

SITTING ROOM 4.60 x 3.55

DINING KITCHEN 6.65 x 3.75

SUN ROOM 2.90 x 3.75

WC 0.90 x 2.00

FAMILY BATHROOM 2.70 x 2.55

DOUBLE BEDROOM 4.35 x 3.55

DOUBLE BEDROOM 4.35 x 2.70

DOUBLE BEDROOM 3.55 x 2.45

## Externally

3 Leyden Bank benefits from a well tended and low maintenance enclosed rear garden with patio, lawn, clothes drying facilities and summerhouse. There is a handy door to the garage, outdoor lighting and external tap. To the front there are areas laid to lawn and a driveway for off street parking.

## Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue for approx 0.5 miles. Take a right onto Weensgate Drive and second left into Leyden Bank. The property lies on the left hand side.

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## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings, blinds and range cooker included in the sale.

### Services

Mains drainage, water, gas and electricity.





Offers:

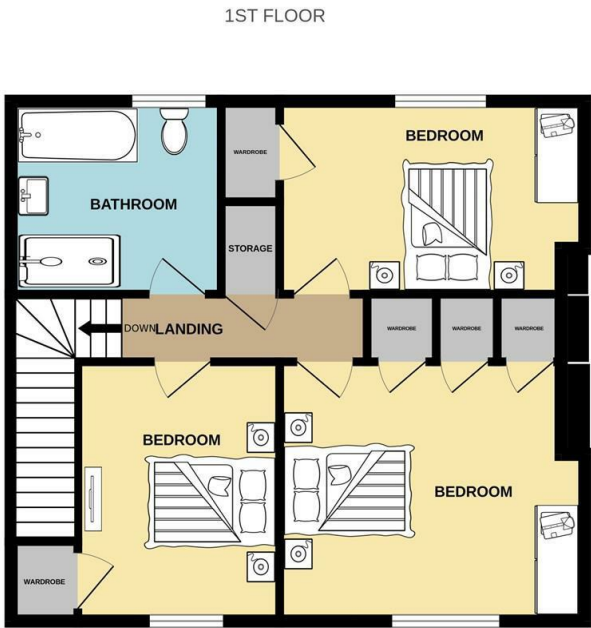
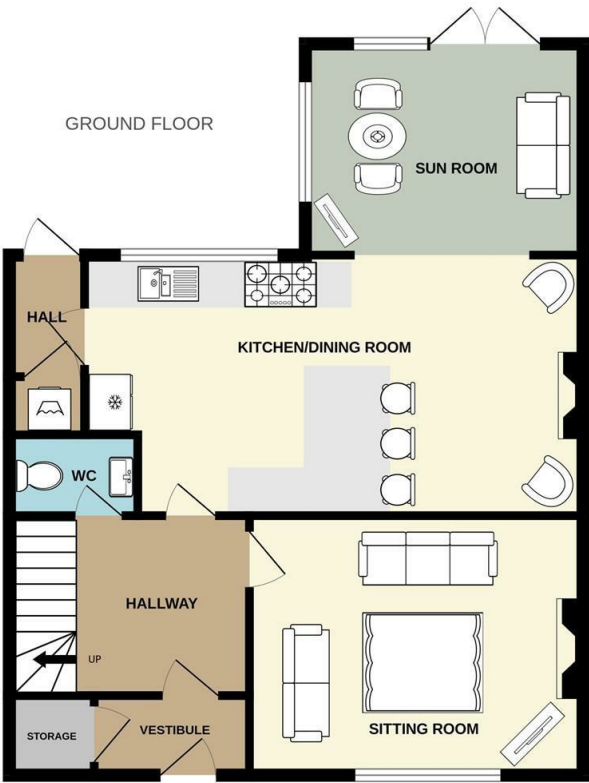
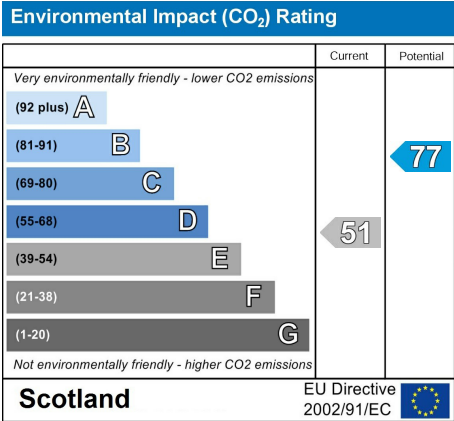
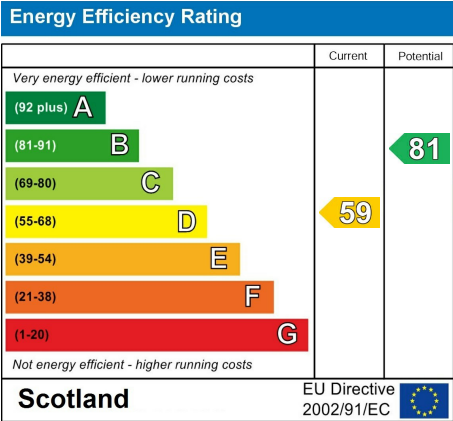
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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



3 LEYDEN BANK, HAWICK

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