



BANNERMANBURKE

PROPERTIES LIMITED



18 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £250,000



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■ HALLWAY ■ 2 SITTING ROOMS WITH LOG BURNING STOVES ■ DINING KITCHEN ■ UTILITY ROOM ■ BATHROOM AND WC ■ 3 BEDROOMS ■ LARGE GARDEN WITH PATIO AREAS, LAWN AND COVERED SEATING AREA ■ SPECTACULAR VIEWS ■ SEPARATE GARAGE ■ 16 SOLAR PANELS WITH BATTERY STORAGE AND GRID FEEDBACK

We are delighted to bring to market this beautifully presented detached 3 bedroom, 2 reception property located in the extremely popular terraces area of town. Set in an elevated position, 18 Orchard Terrace enjoys spectacular views over the town and surrounding countryside and benefits from large rear garden including patio, lawn, decking with covered seating area, solar panels with battery storage and a separate garage. Boasting stunning period features and offering spacious accommodation, this property is the perfect family home and should be viewed to fully appreciate.

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

Upon entering the property, a welcoming vestibule with original tile flooring gives access to the hallway and a cloakroom. The cloakroom has a window to the side which offers shelving, coat hanging facilities and houses the mechanism and battery for the PV solar panels. A door with decorative glazing opens from the vestibule into the hallway giving access to both sitting rooms, WC and carpeted stairs to the upper level. Boasting beautiful solid timber doors, facings and staircase the hallway is flooded with light from the grand window to the side of the property. The main sitting room is to the front with large bay window flanked by timber panels, framing the stunning views on offer. A cosy log burning stove with timber surround is a lovely focal point and a recessed unit has display shelving with storage below. This generously proportioned room retains many original features including high ceilings with cornicing detail, deep skirtings and attractive ceiling light fitting and has

ample space for furniture. A second sitting room is located to the rear and again has a beautiful log burning stove with floating timber mantel, slate hearth and brickwork to side and rear. A large window looks out over the rear garden, has a charming window seat and allows good natural light in. A door from here leads into the utility room with space and plumbing for washing machine, tumble dryer and chest freezer. This handy space provides excellent storage, houses the Vaillant boiler and has a window to the side. Also from this sitting room is access to the well appointed dining kitchen. This delightful room has a composite UPVC door to the side and French doors that lead out to the sizeable patio at the rear. Tastefully decorated with tile to floor, there's ample space for dining table and chairs. Good range of floor and wall mounted units with black laminate work surface space. Integrated fridge freezer, dishwasher, double oven, induction hob with chimney style cooker hood over and glass to splash back. One and a half bowl composite sink with drainer and mixer tap sits under the window to the side. An understairs WC is a great addition and completes the ground floor accommodation. Comprising of WC and wash hand basin set in vanity, a window to the side allows natural light in and there's good storage under the stairs. The imposing solid wood staircase leads to the upper level where the family bathroom and three bedrooms are located. A hatch with Ramsay ladder gives access to the floored attic space which benefits from light and insulation. The master bedroom is to the rear with large double glazed window looking out over the garden. Built in wardrobe, Edinburgh press and access to eaves provide excellent storage and are lovely features within the room. The second double is to the front with spectacular views over the town and the third bedroom is a single which also enjoys the views. All tastefully decorated with carpet to floor, ceiling light fittings and central heating radiators. The stylish family bathroom is stunning with recently installed bath with double shower over, WC and wash hand basin set in vanity furniture with illuminated mirror above. Shower boarding throughout makes for easy cleaning with contrasting vinyl to floor and a dark grey heated towel rail finishes the look. Natural light fills the room from the window to the side and Velux at the rear. Benefiting from double glazing and central heating throughout with the added bonus of solar panels, this property is a gem and early viewing is highly recommended.

Room Sizes

Vestibule 1.08 x 1.38
Kitchen, 4.38 x 2.73
Sitting Room 4.31 x 4.71
Sitting room/Dining room 3.49 x 4.67
Utility 1.67 x 2.51
WC 2.67 x 1.11
Bathroom 1.64 x 2.89
Bedroom 4.26 x 3.83
Bedroom 4.28 x 3.55
Bedroom 2.06 x 2.42

Externally

Externally, 18 Orchard Terrace enjoys an impressive outdoor offering. To the front, a patio overlooks an attractive garden area with mature shrubs and an array of seasonal planting.

To the rear, directly accessed from the kitchen, a spacious patio provides the perfect setting for al fresco dining and outdoor entertaining. Beyond this, a well-maintained lawn offers clothes drying facilities and a garden shed.

At the top of the garden, a charming covered seating area and an open fire pit, create an inviting space to relax and enjoy the exceptional panoramic views across the town. A rear gate gives access out to the quiet country road located behind the property.

The garage is located slightly further on from the property and an extra wide door is a great advantage for vehicle access and has the benefit of water.

Directions

Heading West on Hawick High Street take a left after the Town Hall onto Cross Wynd and continue straight on to Wellogate Brae. Take a left at the top onto Orchard Terrace and the property is on the right. The garage is also on the right slightly further on from the property.

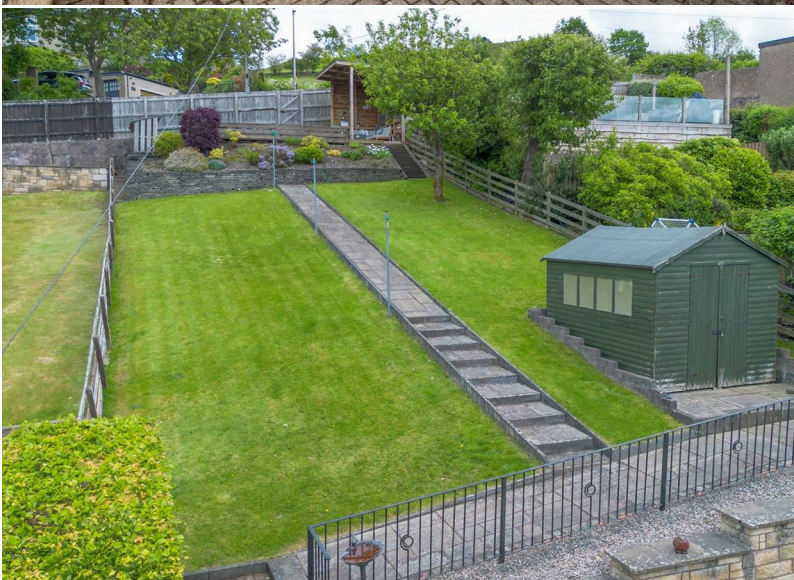
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and shed are included in the sale.

Services

Mains drainage, water, gas and electricity. The property also has the benefit of 16 solar panels which feed into a battery for the property's use and then sold back to the grid thereafter.



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		87
(81-91) B		
(69-80) C		66
(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		54
(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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