



# BANNERMANBURKE

PROPERTIES LIMITED



**17a Gladstone Street, Hawick, TD9 0HY**

**Offers In The Region Of £120,000**



3



2



2



D



# 17a Gladstone Street, Hawick, TD9 0HY

## Offers In The Region Of £120,000



■ HALLWAY ■ DINING KITCHEN WITH LOUNGE AREA ■ SITTING ROOM WITH OFFICE SPACE ■ 3 BEDROOMS ■ LARGE FAMILY BATHROOM ■ WC ■ UTILITY AREA ■ GCH & DG ■ SHARED REAR GARDEN AND PRIVATE OUTHOUSE ■ EPC D

This unique property is a must-see! Situated in a popular area, just a short walk from the town centre and all local amenities, this fully renovated home offers spacious family accommodation across two floors. With both primary and secondary schools nearby, 17a Gladstone Street is ideal for families. The property benefits from double glazing, gas central heating throughout, and access to a shared rear garden. Whether you're a first-time buyer, looking for a family home, or seeking a solid rental investment, this property is not to be missed.

### 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

Located within a well maintained communal close, this beautifully presented property is accessed at ground level via a secure UPVC door. The upper level hosts three spacious bedrooms and a WC with wash hand basin. All bedrooms are decorated in neutral

tones, with newly laid carpets, ceiling light fittings, and central heating radiators. Large double glazed windows provide plenty of natural light. A double and a single bedroom are situated to the front, while the master bedroom and WC are positioned at the rear. A carpeted staircase leads down to the lower level, where the home truly opens up to offer generous and versatile family living spaces. The expansive dining kitchen is well appointed with a wide range of floor and wall mounted units, complemented by laminate work surfaces that continue up to form stylish splashbacks. Integrated appliances include an oven, hob with chimney style extractor hood, fridge freezer, and dishwasher. There is additional space for a freestanding American style fridge freezer, and the room comfortably accommodates a large dining table beneath attractive ceiling light fittings. A double glazed door leads directly out to the rear garden, inviting in an abundance of natural light. To the rear of the kitchen is a cosy snug—perfect for relaxing in front of the TV or as a playroom.

A door leads through to a hallway that provides further access to the communal close, as well as the living room and family bathroom. The living room is a bright, welcoming space, enhanced by double doors that open onto the garden. Newly installed built-in units provide excellent storage and create a stylish focal point. The neutral décor continues here, paired with laminate flooring and ample room for flexible furniture arrangements. A charming nook with a window overlooking the garden offers an ideal space for working from home or enjoying a quiet reading area.

At the rear of the hallway, a practical utility area adds fantastic functionality, with plumbing and space for a washing machine and tumble dryer, along with fitted cupboards for additional storage.

The family bathroom is a standout feature, luxuriously appointed with a four piece suite, including WC, double walk in shower enclosure, vanity unit with wash hand basin and illuminated mirror above, and a double whirlpool bath, perfect for unwinding. A double glazed opaque window brings in natural light, while shower boarding around bathing areas ensures easy maintenance. A heated towel rail and recessed ceiling spotlights complete the stylish finish.

This impressive home has been recently renovated throughout and is offered in true walk in condition. With contemporary décor, new flooring and carpets, double glazing, and central heating, it



represents an outstanding family home in a convenient central location. Early viewing is highly recommended.

### Room Sizes

DINING KITCHEN 4.21 x 5.87

SNUG 2.45 x 4.50

SITTING ROOM 4.52 x 5.15

OFFICE AREA/NOOK 1.84 x 1.13

BATHROOM 5.53 x 2.26

BEDROOM 3.84 x 3.38

BEDROOM 3.39 x 3.86

BEDROOM 2.57 x 1.96

WC 1.20 x 1.24

### Externally

To the rear is a generous size shared garden with patio areas and clothes drying facilities. The property also benefits from a private outhouse.

### Directions

From the High Street travelling West, continue over the bridge and take a left onto Howegate. Continue onto Drumlanrig Square and take a right onto Beaconsfield Terrace. Take a left onto Gladstone Street and the property lies on the right hand side.

### 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](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:

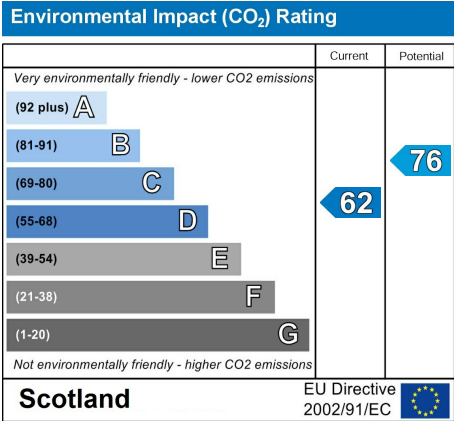
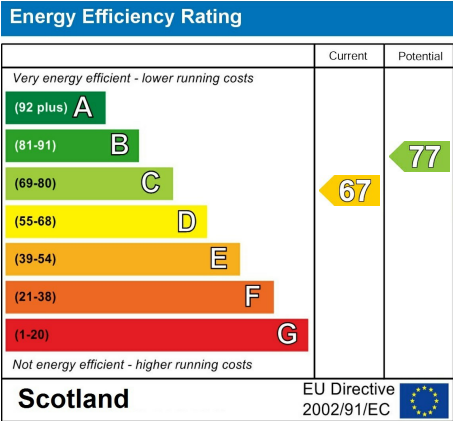
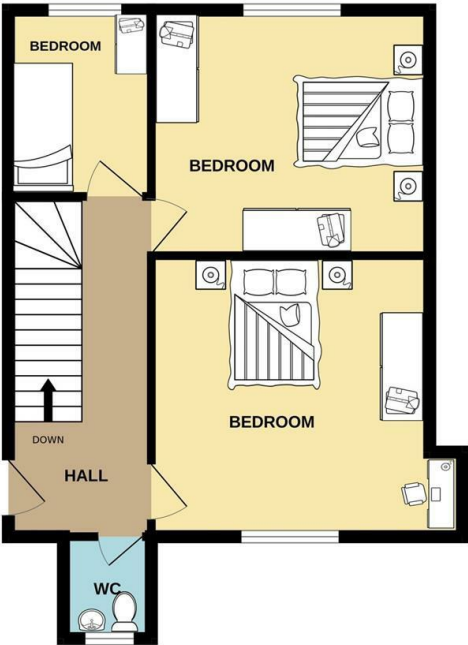
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

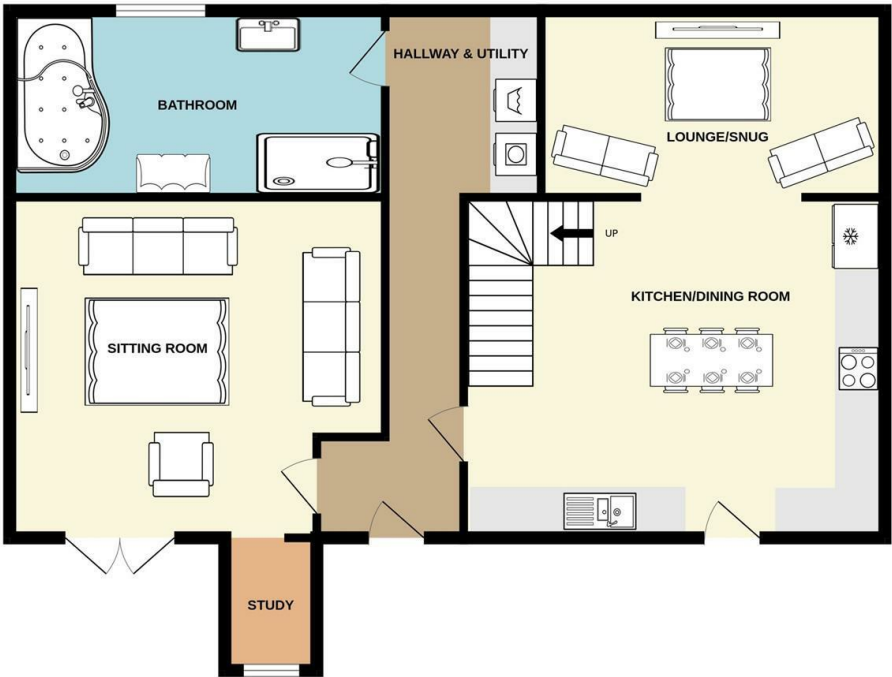
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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.



GROUND FLOOR



LOWER FLOOR



17A GLADSTONE STREET, HAWICK

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.