



BANNERMANBURKE

PROPERTIES LIMITED



Whins Cottage Guthrie Drive, Hawick, TD9 7QQ

Offers In The Region Of £290,000



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■ SITTING ROOM ■ KITCHEN ■ DINING ROOM ■ THREE DOUBLE BEDROOMS ■ BATHROOM AND WC ■ ENSUITE BATHROOM (REQUIRING COMPLETION) ■ SOLID FUEL HEATING AND DOUBLE GLAZING ■ DETACHED SUBSTANTIAL GARAGE AND WORKSHOP ■ GENEROUS GARDENS WITH PATIO AREAS AND LOG STORES ■ DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES

Whins Cottage is set within an impressive and beautifully maintained plot, comprising charming cottage gardens, a generous driveway, and an exceptionally spacious garage with adjoining workshop. Offered for sale in excellent order with scope for any purchaser to put their own stamp on it, with possible extension available, subject to relevant planning permission and/or conversion of the garage to a self contained annex. Externally, the grounds have been thoughtfully developed over the years, featuring mature trees and shrubs, landscaped patio areas, well positioned log stores, and beautifully maintained gardens. This property is a must see to fully appreciate size and potential.

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

The property is entered into a vestibule and hallway, which provides access to the dining room, kitchen and sitting room. The dining room is located to the front with double glazed window overlooking the garden. The exposed beams in this room are a

charming feature, adding character and warmth, a design element that continues throughout the property. This is a verstaile room and could be used for a variety of purposes, with the main focal point a tall timber fire surround and cast iron insert.

To the rear is the kitchen, overlooking the rear garden and patio area, via double glazed window. Good range of floor and wall units with ample work surface space and tiling to the splashback areas. Double built in electric oven and four burner ceramic hob with extractor fan above, one and a half bowl sink and drainer with mixer tap, integrated fridge freezer and ceiling pulley system. A utility cupboard houses the washing machine and tumble dryer and provides additional storage.

A cosy sitting room with double aspect windows to the front and patio doors to the rear, is warm and inviting. The focal point of the room is the Inglenook style brick fireplace with solid fuel log burning stove that controls the heating system. Decorated in lovely period colours with carpet flooring. A timber and glazed door leads through to another hallway where all three bedrooms, family bathroom and WC are located.

The family bathroom comprises of a 4pc suite of wash hand basin, WC, roll top bath and double walk in shower enclosure and is located to the side with double glazed window with lovely tiled flooring and timber panelling. A separate WC is a great additional facility comprising of WC and wash hand basin and is located off the hallway and a large cupboard provides storage and houses the water tank.

The master bedroom is nice and bright with double glazed windows to the side and double doors to the rear patio. Full range of built in wardrobes provide excellent storage with hanging and shelving and an electric shower is a handy addition.

Two further double bedrooms are located to the front and side with one having an ensuite bathroom that is near completion (the roll top bath is in place and the materials such as the shower tray and doors are on site and included in the sale).

Room Sizes

SITTING ROOM 5.35 x 3.95

DINING ROOM 3.80 x 3.00

KITCHEN 4.35 x 2.65

DOUBLE BEDROOM 4.90 x 3.00

DOUBLE BEDROOM 3.50 x 3.00

DOUBLE BEDROOM 3.80 x 2.60

FAMILY BATHROOM 3.50 x 2.15

WC 1.90 x 1.10
ENSUITE BATHROOM 2.42 x 4.94

Externally

The property is set within generous and beautifully landscaped garden grounds, enveloped by a rich variety of mature trees and shrubs that offer year round interest and privacy. Multiple patio areas are ideally positioned to enjoy the sun throughout the day, while well placed log stores offer excellent outdoor storage. A substantial brick-built garage and adjoining workshop—complete with stove, alarm system, and significant space—present exciting potential for conversion, subject to the necessary consents. A spacious driveway provides ample off-street parking for multiple vehicles.

Directions

Entering Hawick on the A7 from the North, take a right on to Guthrie Drive and the property lies on the right hand side.
[What3Words///extremely.jazz.spirit](#)

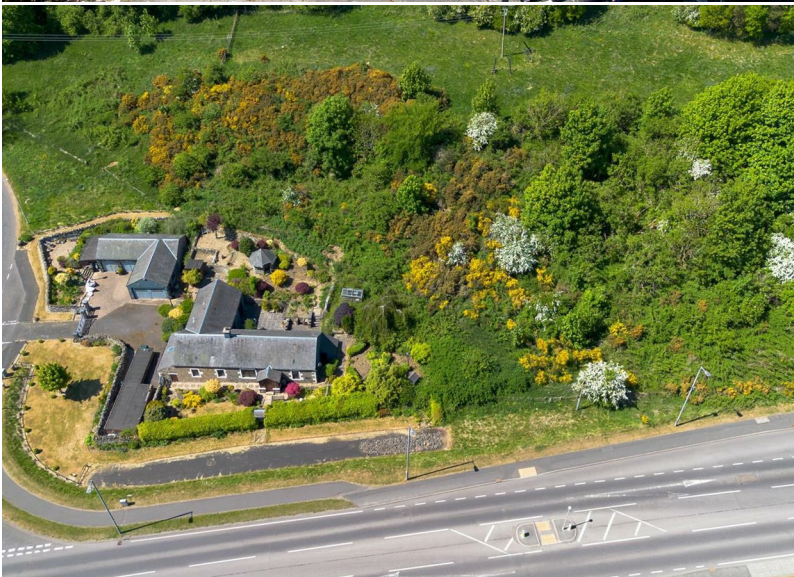
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and materials for completion of ensuite bathroom.

Services

Mains drainage, water, electricity and solid fuel heating.



Offers:

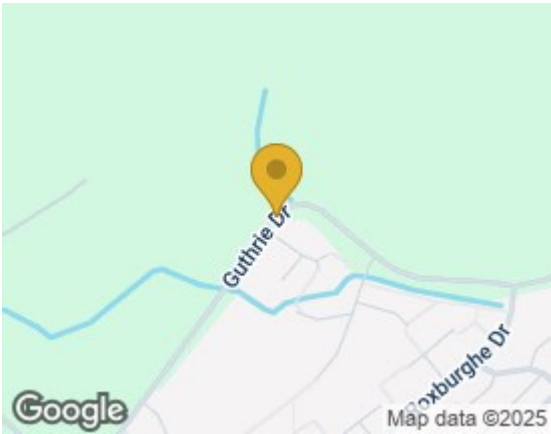
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	29	
(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		92
(81-91) B	87	
(69-80) C		
(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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