



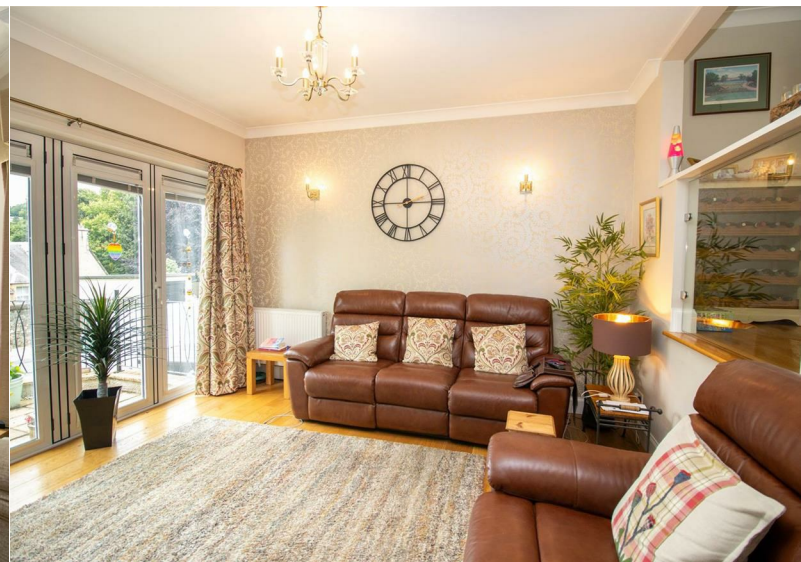
BANNERMANBURKE

PROPERTIES LIMITED



The Craggs Buccleuch Road, Hawick, TD9 0EL

Offers In The Region Of £350,000



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■ HALLWAY WITH IMPOSING STAIR AND LANDING ■ SITTING ROOM ■ OPEN PLAN LIVING/DINING ROOM ■ KITCHEN ■ MASTER BEDROOM WITH ENSUITE ■ 3 FURTHER BEDROOMS ■ FAMILY BATHROOM AND WC ■ PRIVATE REAR GARDEN, OFF STREET PARKING, GARAGE/WORKSHOP ■ SUPERB LOCATION ■ EPC RATING C

Viewing is essential of this stunning four bedroom detached home, ideally situated in one of the town's most sought-after areas. Just a short, level walk from the town centre and all local amenities, the property is also conveniently close to the award-winning Wilton Lodge Park. Presented for sale in immaculate condition with tasteful décor throughout, The Crags offers generous and versatile family accommodation. The beautifully maintained garden grounds are bordered by mature hedging, creating a private and tranquil setting, perfect for alfresco dining. A detached garage, currently used as a workshop, provides excellent additional space with flexible potential. To truly appreciate the size, quality, and exceptional location of The Crags, viewing is a must.

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 from the front via a covered porch where a solid timber door with glazed panel opens into a welcoming vestibule, which is

finished in lovely neutral tones with patterned tiled flooring. This space offers coat storage and access to a beautifully decorated WC, featuring a wash hand basin set in vanity furniture and an opaque window for natural light. A timber and glazed door leads into the spacious and unique hallway, which openly flows from room to room, leading you through the house to various entertaining spaces and providing access to each level and out to the rear garden. A large understairs cupboard provides good storage.

The front facing sitting room is large yet cosy and is accessed via double doors from the lower hallway. This room features a large bay window and stylish electric fire suite. Decorated in calming neutral tones, it includes elegant details such as deep skirtings, cornice work, and tasteful light fittings. Similarly, the front facing living room is bright and airy, with beautiful solid wood flooring and neutral décor and glazed patio doors opens out to a front balcony. From the living room, steps lead to a open dining area which overlooks the living space, and has a large window to the rear, overlooking the rear garden. This space connects seamlessly to the split-level hallway, where double doors open to the garden, there's access to the kitchen and an open staircase leads to the upper level.

The kitchen enjoys garden views through large windows and has been been professionally updated with Farrow & Ball painted units which are complimented by black quartz worktops and upstands, a circular sink and drainer with mixer tap, and space for a freestanding fridge freezer, washing machine, tumble dryer and range cooker. The combination gas boiler is located within a tower unit in here also.

A carpeted stair leads to the upper landing which is a bright and impressive open space with window to the front and access to four bedrooms and the family bathroom. The generous master suite, located at the front, features elegant décor, built-in wardrobes, and steps up to a rear-facing ensuite with shower, WC, and wash hand basin. Three additional well proportioned bedrooms are all tastefully decorated and carpeted, with two offering built in wardrobes and one providing access to attic storage. The family bathroom is beautifully finished with a roll top bath, quadrant shower enclosure, WC, wash hand basin and tiling to bathing areas.

This unique and stunning property is both stylish and practical, featuring flowing open plan living spaces, ornate corning, and coordinated ceiling and wall lighting throughout.

Room Sizes

Vestibule, 1.17 x 1.80
Sitting room 4.60 x 4.66
Living Room 3.60 x 3.87
Dining Room 4.60 x 2.56
Kitchen 4.60 x 2.60
Master Bedroom 4.90 x 4.60
Ensuite 1.90 x 2.54
Bedroom 3.56 x 3.77
Bedroom 3.55 x 2.54
Bedroom 2.58 x 2.58
Bathroom 3.6 x 1.60
WC 1.65 x 1.17

Externally

A beautifully manicured front garden leads around the side of the property to the rear via gated access, where private tiered patios provide ideal spaces for alfresco dining and relaxing and offer clothes drying facilities. Decorative railings separate the levels, while mature shrubs and hedging at the top of the garden offer vibrant seasonal colour and excellent privacy. Off street parking for two vehicles is also a great advantage.

Directions

Entering Hawick on the A7 from the South, take a right from Buccleuch Road also onto Buccleuch Road and follow the road round, the property is on the left.

What3Words///dolphins.present.assess

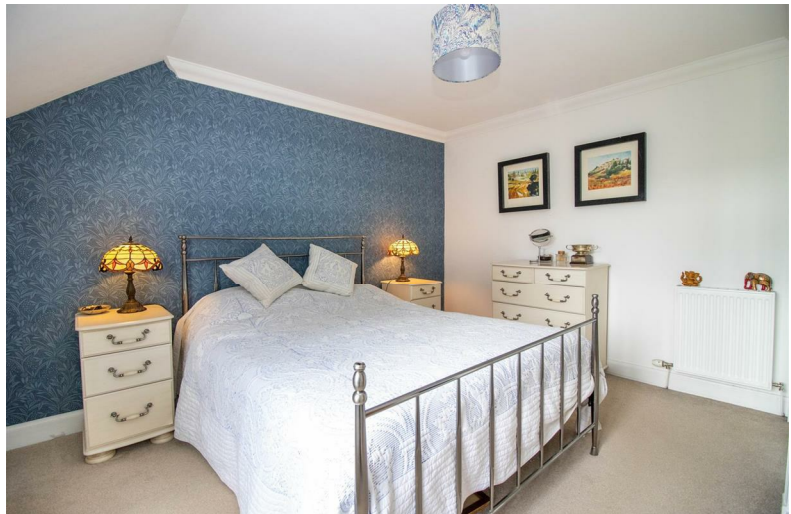
Sales and Other Information

Fixtures and Fittings

All floor coverings, carpets, light fittings included in the sale.

Services

Mains drainage, water, gas, and electricity.



Offers:

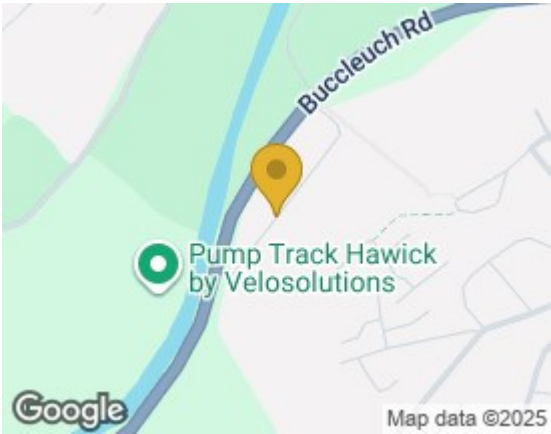
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



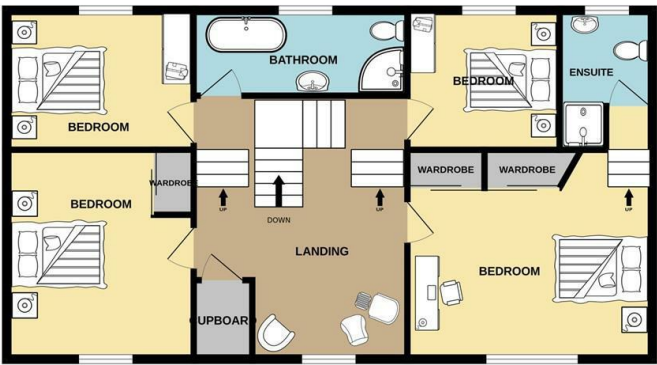
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	80	81
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



THE CRAGS, BUCCLEUCH ROAD, HAWICK

Important:

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