



BANNERMANBURKE

PROPERTIES LIMITED



27 Maxton Court, Hawick, TD9 7QN

Offers In The Region Of £185,000



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- SITTING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ FAMILY BATHROOM AND WC ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ GARDEN ROOM ■ GARAGE AND GARDENS ■ OFF STREET PARKING ■ SOUGHT AFTER AREA ■ EPC RATING C

A wonderful opportunity to own a beautifully presented detached three bedroom family home, complete with garage, private gardens, garden room, and off street parking. Homes like this are rarely available in such a popular area of town. Tastefully finished to a high standard throughout, it offers the comfort of gas central heating and double glazing, along with bright, welcoming living spaces perfect for family life. With Stitches Primary School just a short walk away and excellent bus links close by, this home combines everyday convenience with a sense of space and flexibility and viewing is highly recommended.

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 UPVC door into the

entrance hall, where all accommodation is accessed. Decorated in neutral tones with laminate flooring, central heating radiator and recessed ceiling spotlights. A utility cupboard has space and plumbing for the washing machine and houses the electric meter and switch gear and a carpeted staircase with timber handrail leads up to the upper level where three bedrooms and family bathroom are located. A handy WC is located to the front and comprises of wash hand basin and WC. From the hallway, there is access to the dining kitchen, a generously sized, open room that provides an excellent family living space. Good range of floor and wall mounted units in white with ample work surface space and breakfast bar area. Tiling to the splashback areas and tiled flooring. One and a half bowl composite sink and drainer with mixer tap sits beneath a double glazed window overlooking the front garden. Single built in electric oven and four burner ceramic hob with chimney style cooker hood above, integrated dishwasher and space for a free standing American style fridge freezer. Ample space for dining table and chairs. Large storage cupboard and integrated 'doggy house' which is a playful and charming feature.

The sitting room is situated to the rear of the property and is accessed directly from the kitchen. This generously proportioned space features double glazed windows overlooking the garden, along with a matching door that opens out for direct access. Tastefully decorated in neutral tones and finished with carpet flooring, the room is both stylish and welcoming. A floating timber mantle with an electric log burner, set upon a granite hearth, provides an elegant focal point.

The upper landing boasts a large double cupboard offering good storage and there is access to the loft via pull down ladder, providing further storage. All three bedrooms are good sized doubles with the master benefitting from a full range of newly installed built in wardrobes offering hanging and shelving. All are freshly decorated with carpet flooring, gas central heating and double glazed windows.

The family bathroom is fitted with a four piece suite comprising a wash hand basin set within vanity furniture, bath, WC, and a separate shower enclosure with shower run off the boiler. Decorated in lovely neutral tile with tiled flooring, double glazed opaque window and central heating radiator.

Room Sizes

SITTING ROOM 5.40 x 4.40

DINING KITCHEN 4.45 x 4.40

DOUBLE BEDROOM 4.40 x 3.50

DOUBLE BEDROOM 4.00 x 3.45

DOUBLE BEDROOM 3.45 x 3.00

FAMILY BATHROOM 2.60 x 1.70

WC 2.00 x 0.90

GARDEN ROOM 2.60 x 2.00

Externally

Maxton Court offers the advantage of two monoblocked off-street parking spaces, along with enclosed front and rear gardens, private patio areas, a versatile garden room with full power and lighting, and a solid brick built garage.

Directions

What3words:///framework.meals.interval

Entering Hawick on the A7 from the north, take a right onto Guthrie Drive and continue forward and follow the road to the end. Take a left onto Stirches Road and next left into Maxton Court. Take the first right and the property lies on the right hand side.

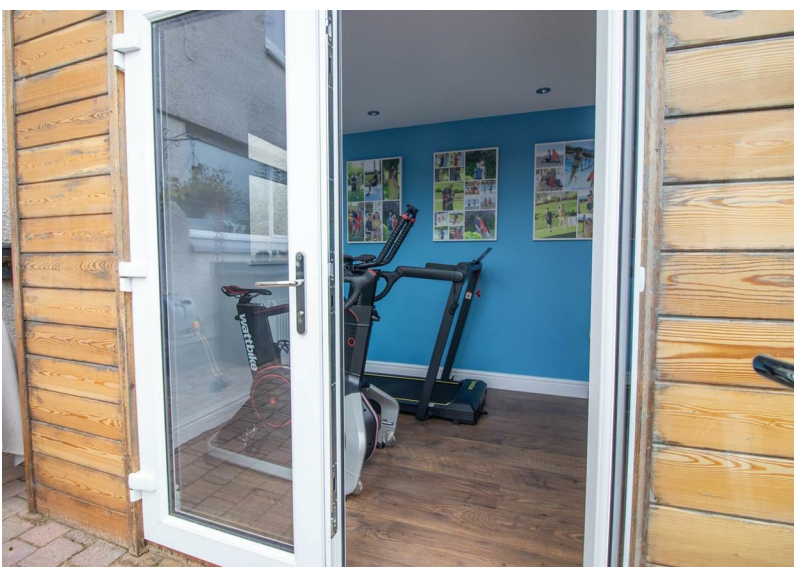
Sales and Other Information

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. 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:

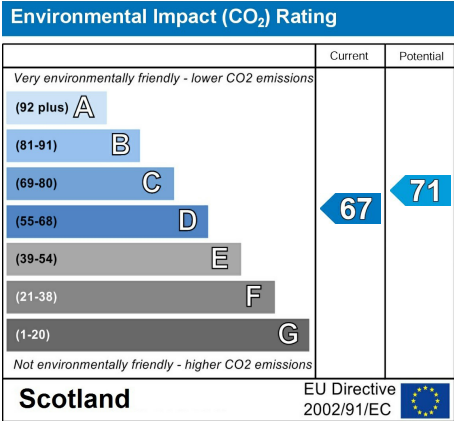
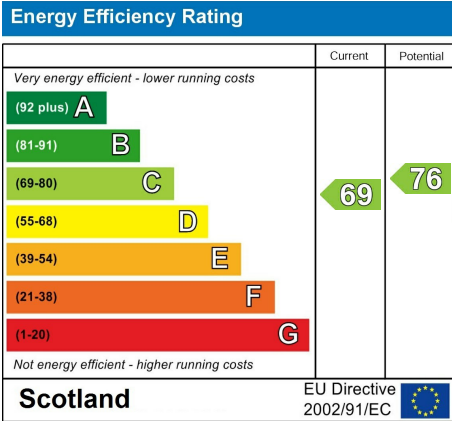
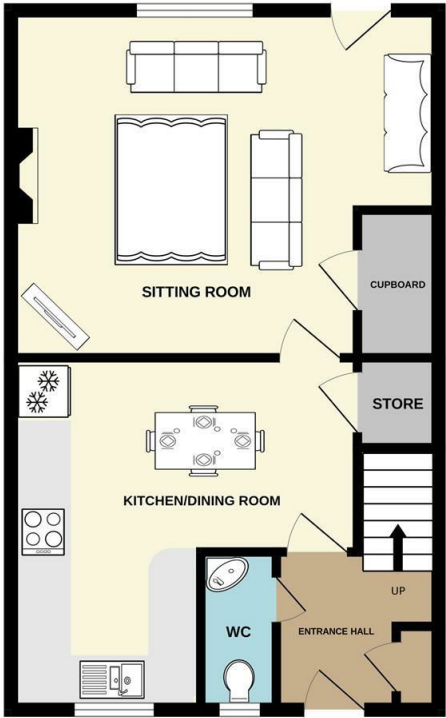
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

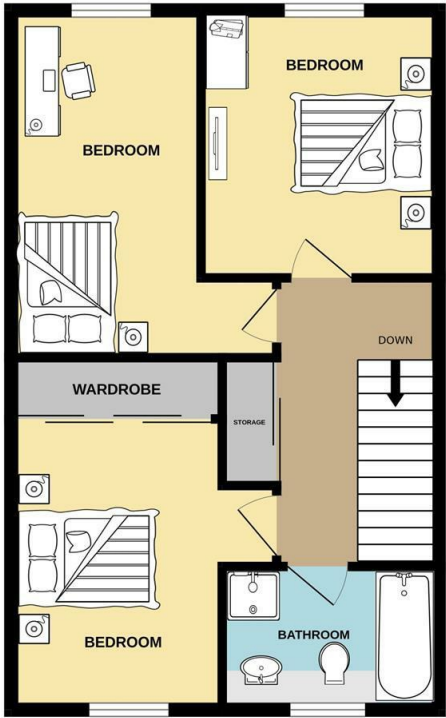
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



1ST FLOOR



27 MAXTON COURT, HAWICK

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