



BANNERMANBURKE

PROPERTIES LIMITED



12 Moat Crescent, Hawick, TD9 0DS

Offers In The Region Of £75,000

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- SITTING ROOM
- 2 DOUBLE BEDROOMS
- GCH & PARTIAL DG
- NICE VIEWS
- KITCHEN
- BATHROOM
- PRIVATE REAR GARDEN WITH SHED
- EPC RATING C

We are delighted to bring to market this first floor, two bedroom quarter house located in the popular West End area of the town. Situated on a good bus route to the town centre and all local amenities. Benefiting from a rear garden, gas central heating and double glazing, this property is in need of some modernisation, and presents an excellent opportunity for any purchaser to add their own personal touch, making an ideal first-time buy, downsize opportunity, or rental investment.

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

Entered to the side of the property via a composite double glazed door, a staircase leads up to the hallway where all accommodation can be accessed. A hatch with pull down ladder provides access to the roof space which is partially floored and a cupboard within the hall offers good storage options. The sitting room is to the front of the property with lovely views from the double glazed windows. Decorated in neutral tones with carpet to floor, the main focal point of the room is the electric fire suite. Ceiling light fitting and central heating radiator also feature and access to the kitchen is from here. Set to the rear with single glazed window looking over the rear garden, the kitchen has a range of floor and wall units in white, stainless steel sink and drainer, space for free standing fridge freezer (included in the sale) cooker and space and plumbing for a washing machine (included in the sale). Decorated in neutral tones with vinyl to floor, central heating radiator and ceiling light fitting. Both bedrooms are good size doubles with built in wardrobes, neutral décor, carpet to floor, ceiling light fittings and central heating radiators. One is located to the side and the other is to the front with lovely views. The bathroom is situated to the rear with opaque single glazed window and comprises of bath, WC and wash hand basin with mirror over. Tiled throughout to full height with vinyl to floor, ceiling light fitting and central heating radiator.

Room Sizes

Sitting room 4.93 x 3.86
 Kitchen 2.48 x 3.34
 Bedroom 2.61 x 3.70
 Bedroom 3.74 x 3.70
 Bathroom 2.49 x 1.52

Externally

The property benefits from a private rear garden and ground to the side. The garden is laid to lawn and has a shed with garden tools (included in the sale).

Directions

Heading West on the High Street take a left onto the Howgate and continue up through Drumlanrig Square and onto the Loan. Take a left onto Renwick Terrace and follow the road round onto Moat Crescent, then take a left and the property sits on the left hand side. what3words:///pile.cupcake.ironic

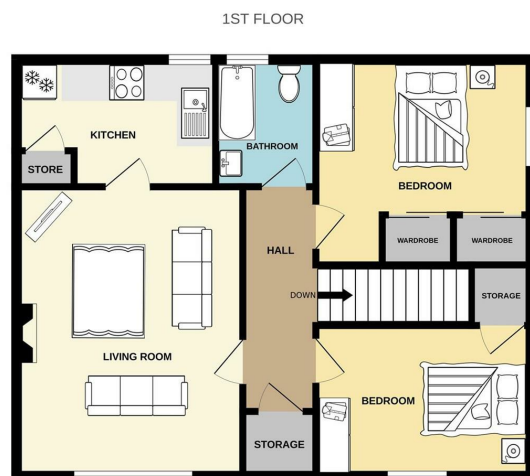
Sales and other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, fridge freezer and washing machine included in the sale.

Services

Mains drainage, water, gas and electricity.



12 MOAT CRESCENT, HAWICK

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