



# BANNERMANBURKE

PROPERTIES LIMITED



**24 Wellington Court, Hawick, TD9 7DR**

**Offers In The Region Of £75,000**



# 24 Wellington Court, Hawick, TD9 7DR

## Offers In The Region Of £75,000



■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ GCH & DG ■ EXCELLENT STORAGE ■ TWO OUTHOUSES ■ SHARED DRYING AREA ■ EPC RATING C

This spacious two bed double upper flat offers bright and airy accommodation, located close to many supermarkets and just a short flat walk to town centre and all amenities. Presented for sale in walk in condition, the property has been recently decorated throughout in fresh, neutral tones and benefits from gas central heating, double glazing, excellent storage options as well as recently installed additional insulation and a new roof with a 20 year guarantee.

A shared drying area and private outhouse are located at ground level with an additional outhouse located next to the property. An ideal first time buy, holiday home, rental investment or down size opportunity.

### 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 via a timber and glazed front door, the entrance hallway is decorated in neutral tones with laminate flooring. It provides access to the kitchen, sitting room, and a carpeted staircase leads to the upper level, where two bedrooms and the bathroom are located, along with excellent storage options. The sitting room is situated at the rear of the property and features large double glazed windows that allow natural light to flood the space. Decorated in neutral tones with carpet flooring. A large understairs cupboard provides storage, and a recessed unit offers a nice display feature with additional storage beneath. An attractive ceiling light fitting and a central heating radiator complete the room. The kitchen is located at the front of the property and has a double glazed window. Ample floor and wall mounted units with black marble effect worktops, which continue up to form splashbacks. There is space and plumbing for a washing machine, and space for a freestanding fridge freezer. Integrated appliances include a single electric oven, hob, and chimney style cooker hood. A stainless steel sink and drainer with mixer tap, neutral décor, laminate flooring, and a ceiling light fitting with four point lighting complete the space. Carpeted stairs lead to the upper landing where three spacious cupboards provide excellent storage, one of which houses the combination gas boiler. Additional features include a ceiling light fitting, central heating radiator, and smoke alarm. There are two good sized double bedrooms, both bright and airy, featuring large double glazed windows, a full range of fitted wardrobes, ceiling light fittings, central heating radiators, neutral décor, and carpet flooring. The centrally located bathroom comprises a bath with shower over, WC, and wash hand basin with mirrored cabinet above. Shower boarding is fitted in the bathing area, and the room also includes a ceiling light fitting, chrome heated towel rail, neutral décor, and decorative vinyl flooring.

### Room Sizes

KITCHEN 2.26 x 3.23  
SITTING ROOM 4.17 x 4.71  
BEDROOM 4.16 x 2.89  
BEDROOM 4.16 x 2.86  
BATHROOM 2.38 x 2.10

## Externally

An outhouse, located next to the front door of the property, offers storage and houses the electric meter and switch gear. A shared drying area and additional private outhouse are located at ground level and there is ample on street parking.

## Directions

Heading into Hawick from the south take the first exit at the Sandbed roundabout on to Albert Road and then left onto Carnarvon Street, the property is on the left.  
what3words///instructs.alongside.trip

## Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale. The fridge freezer and washing machine can also be included however no guarantees will be given.

### 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:

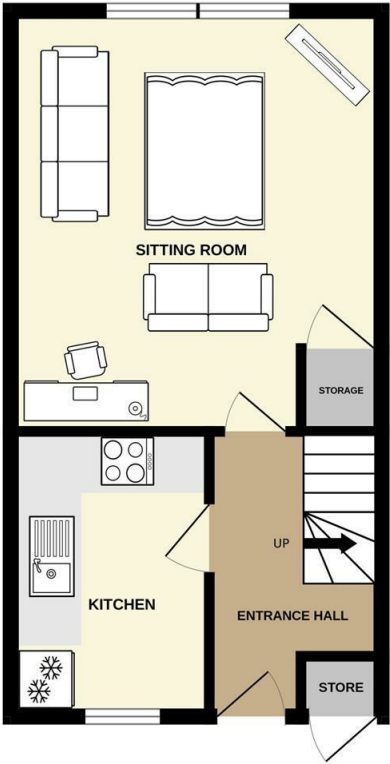
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

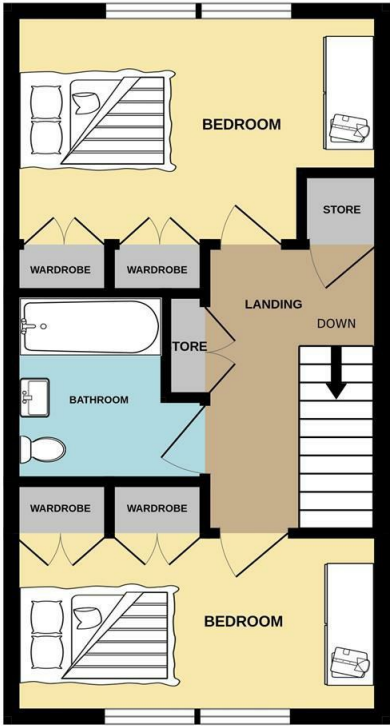
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate.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



LOWER FLOOR



UPPER FLOOR



24 WELLINGTON COURT, HAWICK

| 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 |                         |           |
|                                             | 72                      | 73        |
| Scotland                                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 | 73                      | 74        |
| Scotland                                                        | EU Directive 2002/91/EC |           |

Important:

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