



BANNERMANBURKE

PROPERTIES LIMITED



17 Park View, Wilton Dean, Hawick, TD9 7JE

Offers In The Region Of £405,000



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- GENEROUS PLOT WITH WELL TENDED GARDEN GROUNDS ■ SITTING ROOM ■ DINING KITCHEN WITH LIVING AREA ■ FOUR DOUBLE BEDROOMS ■ ENSUITE SHOWER ROOM ■ FAMILY BATHROOM ■ DRIVEWAY AND GARAGE ■ WORKSHOP, SHED AND POTTING SHED ■ FRONT, SIDE AND REAR GARDENS WITH DECKING ■ ALARM SYSTEM

We are delighted to present this stunning four bedroom detached bungalow, complete with a garage, workshop, and generous driveway providing parking for several vehicles. The property enjoys beautifully landscaped, private enclosed gardens featuring decking and a delightful variety of mature trees and shrubs. Perfectly positioned in the highly sought-after Wilton Park Road area, this home offers stunning views of the surrounding Borders countryside and is just a short stroll from the award winning Wilton Lodge Park. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

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 into a welcoming vestibule with convenient coat hanging facilities, leading through to the main hallway. The hallway is tastefully decorated in neutral tones and features wooden flooring, two central heating radiators, and an access hatch to the floored roof space, reached via a pull down Ramsay ladder. A built in cupboard provides useful storage and houses the alarm panel.

To the front of the property lies the living room, a bright and inviting space featuring a large double glazed window that floods the room with natural light and offers beautiful views of the surrounding countryside. Double doors open to the side of the property, enhancing the sense of space and light. The room is decorated in neutral tones, with carpeted flooring, built in shelving, and a gas pebble effect fire providing a stylish focal point.

The dining kitchen with living area forms the true heart of the home, offering

a superb space for both everyday living and entertaining. Double doors open onto a large decking area within the private, enclosed rear garden, perfect for outdoor dining and relaxation. Two double glazed windows fill the room with natural light, and there is ample space for a dining table, chairs, and seating area.

The kitchen itself is exceptionally well appointed, featuring a comprehensive range of floor and wall units with white granite work surfaces providing excellent preparation space. There is provision for an American style fridge freezer with water and ice dispenser (included in the sale), along with integrated dishwasher and microwave. A Smeg range style cooker (included in the sale) is set within the central island, which also incorporates a wine rack and wine chiller. Completing the space is a one and a half bowl sink with mixer tap and stainless steel splashback. The spacious master bedroom is peacefully positioned at the rear of the property, enjoying views over the beautifully maintained garden. It features built in wardrobes offering ample storage space and a double glazed window that fills the room with natural light. A private ensuite shower room adjoins the bedroom, comprising a generous double walk in shower enclosure with a chrome shower run from the boiler, a stylish wash hand basin, and a WC. Additional features include a double glazed opaque side window, chrome heated towel rail, and vinyl flooring.

Three additional double bedrooms are offered, two positioned to the rear of the property overlooking the garden, and one to the front. Two of the bedrooms benefit from built in cupboards providing convenient storage, and all are tastefully decorated in neutral tones with carpet flooring. The family bathroom features a contemporary four piece suite comprising a jacuzzi style bath, a generous double walk in shower enclosure with a chrome shower run from the boiler, a wash hand basin, and a WC. Finishing touches include a double glazed opaque window, recessed ceiling spotlights, and modern vinyl flooring. The shower enclosure is fully tiled to full height, adding both style and practicality.

Room Sizes

SITTING ROOM 6.00 x 4.60
DINING KITCHEN WITH LIVING AREA 6.30 x 4.70
MASTER BEDROOM 4.40 x 3.00
DOUBLE BEDROOM 3.00 x 2.90
DOUBLE BEDROOM 3.00 x 2.85
DOUBLE BEDROOM 3.40 x 2.55
FAMILY BATHROOM 3.45 x 2.35
ENSUITE SHOWER ROOM 3.35 x 1.56

Externally

The property is set within generous garden grounds, with a driveway providing off-street parking for several vehicles, a garage with an electric roller door, and a workshop equipped with power and light. To the front, an attractive lawn is complemented by a variety of well maintained plants and

shrubs. A side garden, finished with decorative chips, leads to the rear where the grounds offer a high degree of privacy and are beautifully landscaped with an abundance of colourful, well established shrubs. A large decking area provides the perfect space for outdoor entertaining, alongside a shed/office with power and light, potting shed and convenient clothes drying facilities. Other advantages include two external taps and outdoor lighting.

Directions

What3words:///collected.sand.searcher
From Wilton Park, take a left (remaining on Wilton Park Road) and first right into Park View. Take the second left and the property sits on the right hand side, before Park Grove.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances, American style fridge freezer and Smeg range style cooker included in the sale.

Services

Mains drainage, water, gas and electricity. Alarm system.



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 | | |
| | 72 | 78 |
| 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 | | |
| | 69 | 73 |
| Scotland | EU Directive 2002/91/EC | |

17 Park View, Hawick
1. Floor



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