



BANNERMANBURKE

PROPERTIES LIMITED



15 Ashloaning, Hawick, TD9 8NW
Offers In The Region Of £225,000

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■ SITTING ROOM ■ DINING KITCHEN ■ SNUG ■ UTILITY ROOM WITH SHOWER ■ FAMILY SHOWER ROOM ■ FOUR DOUBLE BEDROOMS ■ MASTER ENSUITE SHOWER ROOM ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ OFF STREET PARKING FOR SEVERAL VEHICLES

This exceptional end of terrace property has been converted from two properties into one impressive family home, offering generous living space throughout. Featuring off street parking for several vehicles, fabulous outdoor areas to the rear, and open fields beyond, this home provides the perfect blend of comfort, privacy, and countryside views, ideal for family living and entertaining alike. Early viewing comes highly recommended of this gem of a property.

The Village

The beautiful village of Denholm lies between Hawick and Jedburgh and is well situated for easy access to the A68 and A7, linking to main Borders towns and Edinburgh and Carlisle beyond. This historic village is one of the most sought after villages in the Borders. Set around an attractive village green, its amenities include a post office and general store, popular cafe/restaurant, antique shop, coffee shop, butchers, hairdressers, garage, church, two village pubs and village hall. There is an award-winning primary school, with secondary schools available in either Jedburgh or Hawick. The 18-hole Minto Golf Course is nearby and the village is a focus for local events such as the Jimmy Guthrie Memorial Run. The vibrant community life is complimented by the idyllic rural setting close to the River Teviot, Minto Hills and Ruberslaw, providing easy access for walking and cycling.

Travel

Hawick 5 miles, Selkirk 14 miles, Jedburgh 6 miles, Kelso 17 miles, Galashiels 20 miles, Melrose 17 miles, Newtown St Boswells 12 miles, Carlisle 49 miles, Edinburgh 50 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 the entrance hall. there is access from here to the family shower room, living room and stairs to the upper level. The shower room has been recently upgraded and is beautifully presented, comprising of a 3pc suite of wash hand basin set in vanity furniture, WC and double walk in shower enclosure with a chrome shower run off the boiler. Chrome heated towel rail and double glazed opaque window.

To the front of the property lies a warm and inviting sitting room, seamlessly opening into the impressive, spacious dining kitchen. This wonderful area, tastefully decorated throughout, creates the perfect setting for entertaining and serves as the true heart of the family home. Double glazed windows to the front and patio doors to the rear fill the room with natural light, creating a bright and comfortable space with a warm, welcoming feel. A log burning stove sits on a tiled hearth with solid timber floating mantle above. The dining kitchen has ample space for a large table and chairs and has been beautifully refitted with a great range of floor and wall units in grey, timber effect work surfaces and white tiling to splashback areas. Well equipped with integrated appliances such as a full integrated fridge and freezer, dishwasher, electric oven, five burner induction hob and microwave. A one and a half bowl porcelain sink and drainer sits beneath a double glazed window with lovely views of the rear garden. A large double cupboard at the end of the kitchen houses the floor standing oil boiler and provides additional storage and a double glazed door provides access out. The utility room is a great additional space with a range of floor and wall units and houses the washing machine and tumble dryer and provides access to the shower room. The shower room comprises of shower, wash hand basin and WC with chrome heated towel rail and double glazed opaque window. To the front is a second reception room, the Snug, and is a flexible and versatile room that could be used for a variety of purposes. There is another log burning stove in here, set upon a stone hearth which is a lovely feature. A cupboard provides further storage and a double glazed window overlooks the front. A door from here leads into the utility room.

The staircase divides, providing access to three bedrooms on one side and the master suite on the other, offering a sense of space and privacy. A large walk in cupboard on the landing provides great storage and has the benefit of light. The very large master bedroom is bright and light with two double glazed windows providing lovely views to the rear over the fields and hills. A range of built in wardrobes with sliding doors provides hanging and shelving along with a walk in cupboard. There is access to the ensuite shower room comprising of wash hand basin set in vanity furniture, WC and double walk in shower enclosure with chrome shower run off the boiler.

The three remaining bedrooms are all double rooms, two to the rear and one to front. All have ample space for bedroom furniture and each room has beautiful views via double glazed windows.

This property is a wonderful family home and should be viewed to appreciate size and beautiful finish.

Room Sizes

SITTING ROOM 4.00 x 4.13

DINING KITCHEN 13.10 x 3.00

SNUG 3.80 x 3.45

UTILITY ROOM 3.33 x 2.68

SHOWER ROOM (FROM UTILITY) 2.00 x 1.72

MAIN FAMILY SHOWER ROOM 2.00 x 1.50

MASTER BEDROOM 6.20 x 3.00

ENSUITE SHOWER ROOM 2.72 x 1.86

DOUBLE BEDROOM 4.00 x 3.00

DOUBLE BEDROOM 3.82 x 3.00

DOUBLE BEDROOM 2.63 x 2.89

Externally

The outdoor space is truly impressive, featuring ample off street parking to the front for several vehicles. To the rear, beautifully landscaped tiered patios provide a superb setting for entertaining, complete with a dedicated BBQ area and flexible spaces for relaxation or gatherings. A rear gate opens directly onto open fields, perfect for dog walks or enjoying the countryside - all set within beautifully maintained surroundings.

Directions

[what3words///spoken.browsers.status](https://www.what3words.com/spoken.browsers.status)

Entering Denholm from Hawick, take a right on Westgate and left onto Douglas Drive. Take the first right staying on Douglas Drive and second left onto Ashloaning. Take the first right staying on Ashloaning and follow the road to the top and turn right. The property sits on the left hand side.

Sales & Other Information

Fixtures & Fittings

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

Services

Mains drainage, water, oil 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		
	64	71
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		
	61	66
Scotland	EU Directive 2002/91/EC	

15 Ashloaning, Denholm
Ground floor



First Floor



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