



High Winds Ormiston, Hawick, TD9 9SR

Offers In The Region Of £285,000

 3  2  1  D



High Winds Ormiston, Hawick, TD9 9SR

Offers In The Region Of £285,000



■ PORCH AND ENTRANCE HALL ■ SITTING ROOM ■ DINING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS (ONE USED AS LIVING ROOM) ■ BATHROOM ■ WC ■ DRIVEWAY AND GARAGE ■ FRONT AND REAR GARDENS WITH STUNNING VIEWS ■ OIL CENTRAL HEATING AND DOUBLE GLAZING

Discover this charming three bedroom bungalow, perfectly positioned to enjoy breathtaking open views and beautifully maintained private gardens. Immaculately presented throughout, the home features efficient oil central heating and a newly installed, stylish contemporary bathroom. A private driveway and garage offer convenient off street parking. An ideal downsizing opportunity, this property provides the perfect blend of comfort, tranquillity, and semi rural living.

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 a recently added porch, into the entrance vestibule. From here a double glazed door provides access to the hallway, where all accommodation can be accessed. The hallway has two large storage cupboards and an access hatch to the roof space where further storage is available.

To the front is the light and bright sitting room with large window framing beautiful countryside views. An open grate fire set within a stone fireplace creates a welcoming focal point, with direct access leading through to the dining room at the rear, featuring side windows and views over the garden. This versatile space can easily serve a variety of uses. From here, you can continue through to the dining kitchen, which is also accessible from the main hallway. Good range of floor and wall units with ample work surface space and tiling to splashback areas. A double glazed window overlooks the rear garden and a solid timber door provides access out. Space and plumbing for a washing machine and space for a free standing electric cooker. Ample space for a dining table and chairs and two cupboards for storage, one housing the recently installed oil boiler. A stainless steel sink and drainer sits beneath the window.

The beautiful family bathroom comprises of a three piece suite of bath with chrome shower over, WC and wash hand basin. Tile effect shower boarding makes for easy cleaning and vinyl flooring finishes the look. Double glazed opaque window and central heating radiator. This has been installed in recent years and is both stylish and contemporary. A handy WC is located at the end of the hallway and is decorated with vibrant wallpaper, adding a touch of personality.

All three bedrooms are double rooms, two to the front with stunning views and one to the side. One of the bedrooms is currently being used as a living room and is versatile in use. Built in wardrobes in two of the bedrooms provide great storage and all rooms are tastefully decorated.

Room Sizes

Sitting Room 4.82 x 3.57

Dining Room 3.15 x 4.20

Dining Kitchen 3.16 x 4.82

Bathroom 2.37 x 1.71

Bedroom 3.00 x 3.36

Bedroom 3.62 x 3.00

Bedroom (Living Room) 3.76 x 3.62

WC 2.40 x 1.10

Externally

The property enjoys beautifully maintained front and rear gardens, along with a driveway providing off street parking and access to the garage. The front garden overlooks rolling countryside, offering a truly tranquil outlook. To the rear, a generous garden features a patio perfect for al fresco dining, a lawn bordered by mature trees and shrubs, and the added convenience of two garden sheds.

Directions

Leaving Hawick on the A6088 towards Bonchester Bridge, turn right at Deanbrae and continue forward for approximately a mile and the property lies on the right hand side.

Sales & Other Information

Fixtures & Fittings

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

Services

Septic tank 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		
	56	81
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		
	54	67
Scotland		
EU Directive 2002/91/EC		



Highwinds



Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.