



BANNERMANBURKE

PROPERTIES LIMITED



12 Bailleul Grove, Hawick, TD9 9PP

Offers In The Region Of £180,000



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■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ 3 BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ PRIVATE GARDEN TO THE FRONT & REAR ■ DRIVEWAY FOR SEVERAL VEHICLES ■ EPC RATING C

Early viewing comes highly recommended of this well presented detached family home, perfectly positioned within a peaceful cul-de-sac of similar properties in a sought after area of town. The property has been freshly decorated throughout and features brand new carpets, providing a bright and welcoming interior ready to move in to. It further benefits from gas central heating and double glazing. A generous driveway provides off street parking for several vehicles, while the enclosed rear garden offers a delightful outdoor space complete with patio area and lawn.

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 double glazed door into the entrance hallway which provides access to the living room and where carpeted stairs lead up to the upper level.

To the front is the bright living room with double glazed windows overlooking the garden, allowing lots of natural light in. The main focal point of the room is the marble effect fire suite with gas fire inset. Decorated in neutral tones with timber effect flooring, central heating radiator and ceiling light fitting. An understairs cupboard offers good storage, coat hanging facilities and houses the electric meter and switch gear. Double doors from the living room open to the dining kitchen which is located to the rear and has sliding double glazed doors to a spacious decking area, creating a lovely flow through the house and out to the garden. The kitchen has a good range of floor and wall units with ample work surface space and double glazed window that overlooks the rear garden, timber effect flooring and recessed spotlights to ceiling. Single electric oven and four burner ceramic hob, space and plumbing for a washing machine and space for an under counter fridge or dishwasher. The dining space offers ample room for dining table and chairs and has central heating radiator, ceiling light fitting and carpet to floor. A carpeted staircase leads to the upper landing where the three bedrooms and shower room are located. An access hatch leads to the roof space offering storage and a cupboard on the landing houses the Vaillant boiler and has shelving. Two bedrooms are good size doubles and a single bedroom is ideal for a child's bedroom or office. All decorated in neutral tones with carpet flooring, ceiling light fittings and central heating radiators with superb views from the front two bedrooms that stretch for miles. The shower room is to the rear and comprises of a quadrant shower enclosure with boiler fed shower and aqua boarding for easy cleaning, WC and wash hand basin set in vanity furniture. Decorated in neutral tones with vinyl flooring, an opaque double glazed window and chrome heated towel rail completes the look.

Room Sizes

SITTING ROOM 4.40 x 4.00

DINING KITCHEN 5.40 x 2.85

SHOWER ROOM 2.17 x 1.70

BEDROOM 3.15 x 2.65

BEDROOM 2.60 x 2.50

BEDROOM 2.50 x 2.75

Externally

The property features a spacious driveway providing off street parking for at least two vehicles. A generous enclosed front garden offers a safe and secure space for children and pets, while the private rear garden boasts a decked area, lawn, and a practical garden shed.

Directions

From the roundabout at Mart Street, take the exit for Weensland Road and continue forward. Take the second right onto Leaburn Drive and drive to the top of the hill. Take a right into Bailleul Grove and the property lies on the left.

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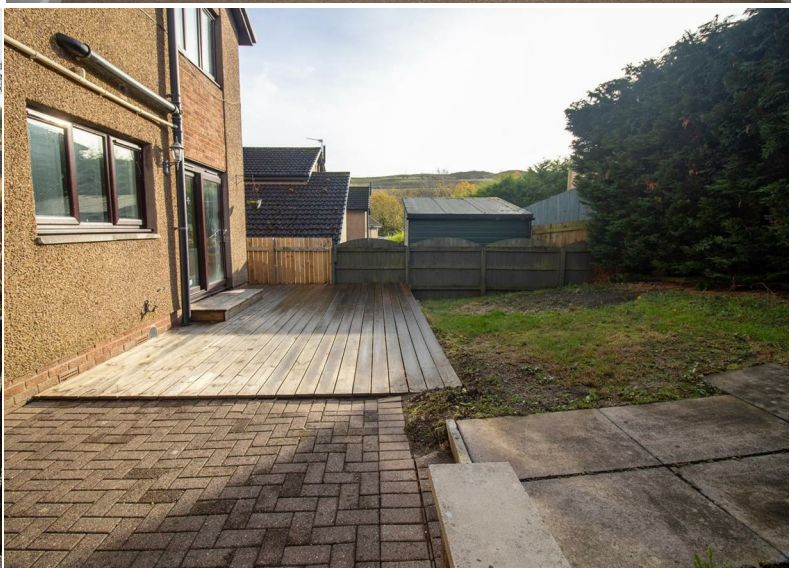
Sales & Other Information

Fixtures & Fittings

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

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. 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		
	73	80
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		
	74	78
Scotland	EU Directive 2002/91/EC	

12 Bailleul Grove



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