



BANNERMANBURKE

PROPERTIES LIMITED



20 Ettrick Terrace, Hawick, TD9 9LJ

Offers Over £115,000



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■ OPEN PLAN LIVING ROOM/KITCHEN ■ 3 BEDROOMS ■ SHOWER ROOM ■ SEPARATE ROOM WITH BATH ■ WC ■ UTILITY ■ OFF STREET PARKING ■ ENCLOSED PATIO WITH LOG SHED ■ outhouse ■ EPC RATING C

Renovated to a high standard, this stylish double upper with own front door offers modern, open plan living in one of the area's most sought after central locations. The spacious living room seamlessly connects to a contemporary kitchen, creating an inviting space ideal for both relaxing and entertaining. The property features a shower room as well as a separate room with a luxurious standalone bath, perfect for unwinding. Additional benefits include off street parking, a private patio area with log shed as well as a newly erected shed offering excellent storage. The town centre and local amenities, are all just a short walk away. With double glazing throughout, gas central heating and log burning stove, this turnkey home should be viewed to fully appreciate.

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

Entering the property from the front, a timber and glazed door opens into a welcoming entrance vestibule, finished with timber panelling, patterned wallpaper, a recessed ceiling spotlight, central heating radiator and laminate flooring. A useful WC sits off the vestibule and features an opaque front facing window, timber panelling and neutral décor. A couple of steps lead to a second timber and glazed door, opening into the main hallway. Decorated in green with carpeted flooring, a ceiling light and a central heating radiator, the hallway provides access to the living room, downstairs bedroom and the carpeted staircase to the upper level. Practical

understairs storage provides space for coats and houses the electric meter and switch gear.

The living room sits to the front and opens through to the contemporary kitchen at the rear, creating an impressive open plan space. Recently renovated, it is decorated in neutral tones with a patterned feature wall and laminate flooring that continues seamlessly into the kitchen. A large front window allows for generous natural light. The timber fireplace surround with a log burning stove set on a slate hearth forms a cosy focal point, while a recessed unit offers display shelving and storage. A door leads to a useful utility cupboard, which houses the combination gas boiler and provides space and plumbing for a washing machine and tumble dryer. An opaque side window brings in additional natural light.

The kitchen, positioned at the rear of the open plan space, features a good range of high gloss grey wall and base units with ample work surfaces that rise to form splashbacks. Integrated appliances include a gas hob with chimney style hood, electric oven, under counter fridge and freezer. A one and a half bowl sink with mixer tap is set beneath a large window overlooking the rear. The area comfortably accommodates dining furniture, making it ideal for family life or entertaining. Neutral décor, laminate flooring, cornice detailing, a ceiling light fitting and a central heating radiator complete the space.

To the rear of the hallway is a versatile bedroom currently used as a dressing room, though equally suitable as a home office or nursery. It features a large rear facing window, neutral décor, carpeted flooring, a ceiling light and a central heating radiator.

The carpeted staircase leads to two double bedrooms, a shower room and a separate bathroom. Both bedrooms are spacious and tastefully decorated, with carpeted flooring, dormered bay windows offering pleasant views, ceiling light fittings and contemporary radiators. The newly installed shower room comprises a double walk in shower, WC and wash hand basin set within vanity furniture, with an illuminated mirror above. Finished with marble effect shower boarding and herringbone style vinyl flooring, central heating radiator and recessed ceiling spotlights, it is both stylish and practical.

At the opposite end of the landing, a separate bathroom features a roll top bath positioned beneath a Velux window, an ideal spot to unwind and enjoy the night sky.

Room Sizes

LIVING ROOM 3.78 x 3.75 (8.0 x 3.57 full room)
KITCHEN 3.57 x 3.92
WC 1.50 x 0.90
BEDROOM/OFFICE 1.94 x 3.04
BATHROOM 1.73 x 1.54
SHOWER ROOM 1.70 x 2.20
BEDROOM 3.73 x 3.00
BEDROOM 3.73 x 2.35

Externally

To the front of the property, there is convenient off street parking, a private patio area with clothes drying facilities and a log shed, along with a newly built private outhouse in addition to a shared outhouse.

Directions

Entering Hawick from the north, follow the A7 onto Wilton Hill and continue over the first roundabout onto Mart Street. At the second roundabout, take the third exit onto Linden Crescent. Follow the road around onto St Ninians Road, then take the second right onto Ettrick Terrace. The property is 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:

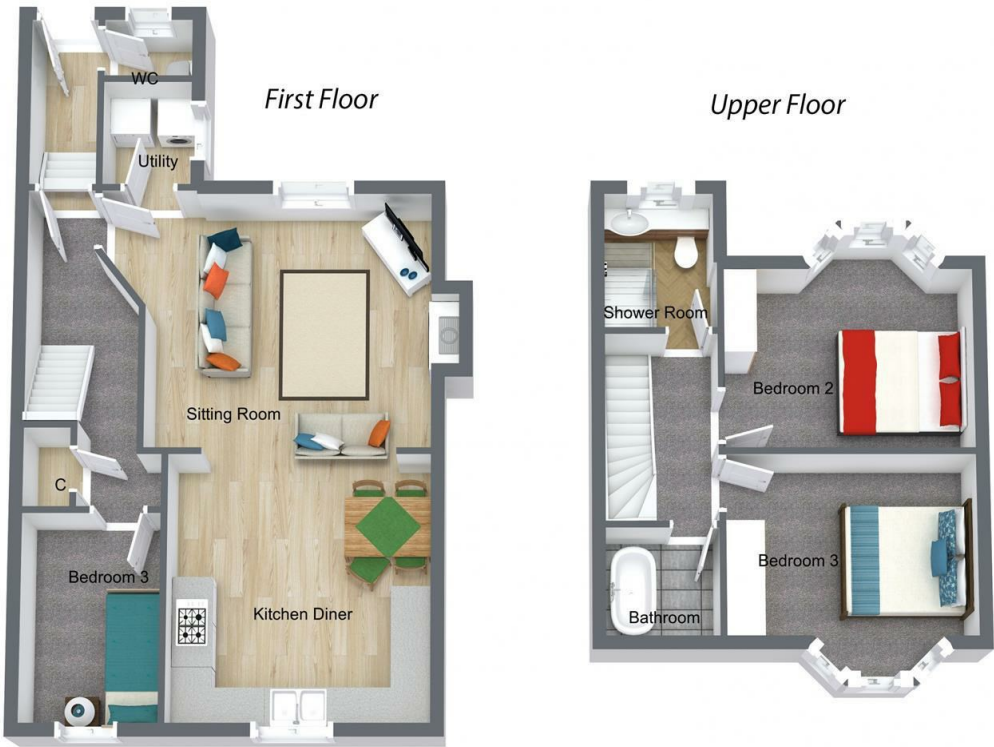
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		
Scotland	75	78
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		
Scotland	76	80
EU Directive 2002/91/EC		

20 Ettrick Terrace



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