



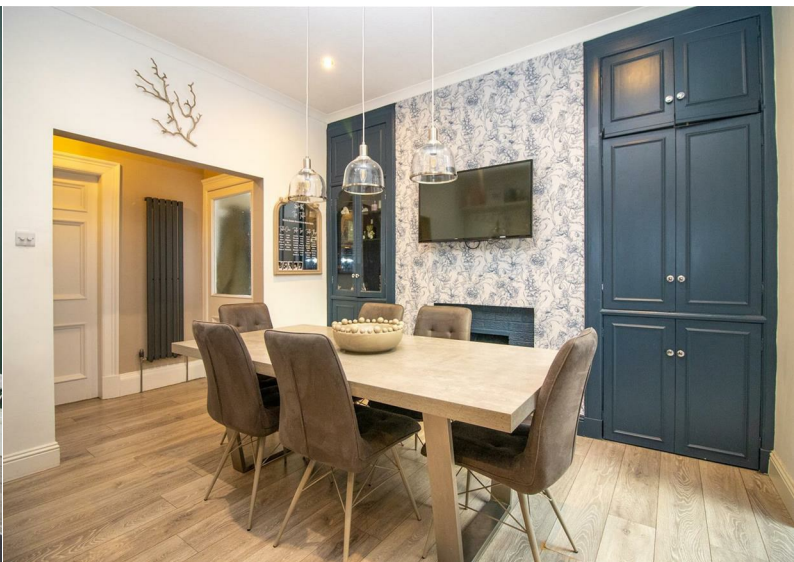
BANNERMANBURKE

PROPERTIES LIMITED



34 Orchard Terrace, Hawick, TD9 9LX

Offers In The Region Of £250,000



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■ SITTING ROOM ■ OPEN PLAN DINING/KITCHEN ■ CONSERVATORY ■ THREE BEDROOMS ■ BATHROOM ■ ATTIC ROOM ■ BOOT ROOM/UTILITY/WC ■ LARGE GARDEN WITH SUMMER HOUSE ■ OFF STREET PARKING & GARAGE ■ STUNNING VIEWS

This stunning three bedroom semi detached home, set in one of the town's most sought after locations, enjoys breathtaking views across both the town and surrounding countryside. Renovated to an exceptionally high standard throughout, the property offers a spacious layout including three bedrooms, an attic room, a boot room/utility and a conservatory, ideal for modern family living. A generous rear garden with summer house, off street parking and a single car garage complete the package. Blending contemporary finishes with charming period features, the property has a warm and welcoming feel. This beautifully updated home delivers comfort, convenience and impressive scenery, an absolute must see.

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 accessed from the side into an entrance vestibule featuring original tiled flooring and a range of coat hooks. A timber and glazed door then opens into a warm and inviting hallway, which leads through to the beautiful living room and the impressive open plan dining kitchen with conservatory. The stunning family living room sits to the front of the property, where a double glazed bay window frames beautiful views over the town and surrounding countryside. High ceilings and deep timber skirtings showcase the home's original character, while the rich period green décor adds a sense of warmth and cosiness. A stove effect electric fire rests on a tiled hearth, and a recessed display area enhances the

room's charm. Timber effect laminate flooring completes this inviting space. The open plan dining room, kitchen and conservatory form the heart of this beautiful family home. Timber effect laminate flooring flows seamlessly through each area, and there is ample space for dining furniture, making it ideal for everyday family living and entertaining. Recessed display shelving and additional cupboards offer excellent storage, while a built in bar area with wine cooler adds a stylish and practical feature. A striking light fitting highlights the dining space, complemented by the charm of high ceilings. The kitchen is fitted with an impressive range of floor and wall units, providing generous worktop space. It is well equipped with a Smeg range style cooker and an American style fridge freezer, both included in the sale. A rear facing window brings in plenty of natural light, and there is space and plumbing for a dishwasher. An open doorway leads into the bright conservatory at the rear, complete with garden access, wall lighting and laminate flooring, an ideal spot to relax and enjoy some privacy. From the kitchen, a door opens to stairs descending to a highly useful basement area, which includes a boot room, utility space and WC. The boot room offers direct access to the side of the property, ideal for removing muddy boots before entering the house. It features a range of coat hooks and also houses the electric meter, gas meter and switch gear. The utility room provides space and plumbing for a washing machine and tumble dryer, along with additional units and work surfaces. A convenient WC completes this practical lower level.

A wide, carpeted staircase leads to the first floor landing, where three bedrooms and the family bathroom are located, along with stairs giving access to the spacious attic room. The family bathroom is stylish and contemporary, featuring a shower bath with an overhead shower run from the boiler, a WC and a wash hand basin with storage below. The room is fully tiled and includes a heated towel rail and an opaque double glazed window for privacy. All three bedrooms are a good size with built in storage a great advantage. The front two bedrooms enjoy the beautiful views to the front with the third looking over the rear garden. The attic room is a fantastic and versatile space, suitable for a variety of uses. A Velux window brings in natural light, while recessed ceiling spotlights add a modern touch. The walk in wardrobe offers an abundance of storage with both hanging space and shelving. Decorated in neutral tones and finished with carpet flooring and a central heating radiator, this room provides a wonderful additional living area for the home.

Room Sizes

SITTING ROOM 5.30 x 4.55
DINING ROOM 3.06 x 3.53
KITCHEN 4.60 x 2.85
CONSERVATORY 2.50 x 2.50
BEDROOM 3.06 x 3.90
BEDROOM 3.50 x 2.50

BEDROOM 2.11 x 3.45
BATHROOM 2.20 x 2.00
ATTIC ROOM 5.40 x 4.76
UTILITY 2.35 x 4.90
WC 1.36 x 1.30
BOOT ROOM 5.36 x 2.07

Externally

The property enjoys private garden grounds to the front, side, and rear, with boundaries defined, where visible, by timber fencing, a timber gate, hedging, and areas of paving. The rear garden is tiered and enjoys spectacular views over the town with direct access to Braid Road. A charming summer house with bar, is a lovely feature, with area of decking, shed and lawn with clothes drying facilities. To the front, the property benefits from a single car garage accompanied by an off street parking space.

Directions

Heading West on Hawick High Street take a left after the Town Hall onto Cross Wynd and continue straight up onto Wellogate Brae. At the top, take a left onto Orchard Terrace and the property is half way down on the right.

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Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings, light fittings, SMEG range style cooker and American style fridge freezer 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		
	64	74
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		
	64	71
Scotland	EU Directive 2002/91/EC	

Ground Floor

First Floor

Attic Room



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