



BANNERMANBURKE

PROPERTIES LIMITED



16/3 Beaconsfield Terrace, Hawick

Delightful two bedroom upper flat located in a central and popular location of the town, just a short walk to the town centre and local amenities. Presented for sale in good decorative order benefitting from gas central heating and double glazing. Very well maintained shared garden to the rear with communal shed. Home report value £70,000.

• HALLWAY • SITTING ROOM • KITCHEN • DOUBLE BEDROOM SINGLE BEDROOM
BATHROOM • GAS CH • D/G • SHARED REAR GARDEN • COMMUNAL SHED • EPC RATING
E •

FIXED ASKING PRICE £55,995
HOME REPORT VALUE £70,000

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 its 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.

Approximate Distances

Selkirk 12 miles, Jedburgh 12 miles, Galashiels 18 miles

Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles

Carlisle 42 miles, Edinburgh 60 miles, Newcastle 65 miles

Location

From the High Street travelling West, turn onto the Howegate and continue onto Drumlanrig Square. Take a right onto Beaconsfield Terrace and the property lies on the left hand side, accessed from the rear.

THE PROPERTY

Viewing is highly recommended of this upper two bedroom flat, offered for sale in good decorative order. Centrally located, just a short walk to the town centre, Hawick High School and Drumlanrig Primary School. Located on a good bus route also.

To the rear is a very well maintained garden with shrubbed borders, clothes drying facilities and shared shed. The property itself is entered via a very well kept communal close.

The property is entered via a solid timber door into the entrance hall way which is decorated in neutral tones with laminate flooring. Central heating radiator. Wall lighting. Range of coat hooks. Double glazed sky light. Housed in a timber unit at high level is the electric meter and switch gear.

Bathroom 1.45 x 3.63 (4'9" x 11'11")

Located to the rear of the property. Comprises of a three piece white suite of wash hand basin



WC and bath. Mira Sport electric shower located over the bath. Tiled to full height around the bathing area in a neutral tile. Decorated in neutral tones with tiled flooring. Central heating radiator. Ceiling spot light fittings. Double glazed opaque window to the rear. The wash hand basin is set in a vanity unit with cupboards below for additional storage.

Double Bedroom 3.37 x 3.64 (11'1" x 11'11")

Located to the front of the property with double glazed windows. Decorated in a neutral colour scheme with carpet flooring. Natural timber finishes. Central heating radiator. Ceiling light. Ample space for bedroom furniture.

Sitting room 4.44 x 4.73 (14'7" x 15'6")

Good sized bright room located to the front of the property with double glazed windows. Decorated in a neutral colour scheme with laminate flooring. Gas fire set upon a marble hearth. Wall lighting. TV Aerial point. Central heating radiator. Ceiling light fitting with ceiling rose. Built in unit with display area and a cupboard below houses the water tank.

Kitchen 1.84 x 3.54 (6'0" x 11'7")

Nice bright room located to the rear of the property. Double glazed window. Ample floor and wall mounted kitchen units with marble effect work surfaces. Gas boiler located in a unit in the kitchen. Single bowl composite sink and drainer with mixer tap. Tiled to the splash back areas in a neutral tile. Central heating radiator. Ceiling spot light fittings. Built in single electric oven and four burner hob. Space and plumbing for washing machine and space for free standing fridge freezer.

Decorated in a shade of lemon with laminate flooring.

Bedroom 2 2.25 x 3.45 (7'5" x 11'4")

Accessed from the sitting room. Located to the rear of the property with a double glazed window. Decorated in a neutral colour scheme with carpet flooring. Central heating radiator and ceiling light fitting. Timber louver doors lead to a cupboard with hanging and shelving with cupboards above for additional storage.

SALE DETAILS & OTHER INFORMATION

Fixtures and Fittings

Carpets/floor coverings and light fittings 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, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

Viewings

Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick. Tel: 0800 1300 353.

Entry

By arrangement.

NOTE

Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.



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