



BANNERMANBURKE

PROPERTIES LIMITED



11 Greenriver Cottages, Bonchester Bridge, Hawick, TD9 8JL
Offers In The Region Of £115,000



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- DOUBLE GLAZED FRONT PORCH ■ HALLWAY ■ SITTING ROOM WITH LOG BURNER AND BEAUTIFUL VIEWS ■ KITCHEN ■ DOUBLE BEDROOM ■ SHOWER ROOM ■ OIL CENTRAL HEATING AND DOUBLE GLAZING ■ WELL TENDED FRONT AND REAR GARDENS WITH STUNNING VIEWS ■ AMPLE PARKING NEARBY ■ EPC RATING D

We are delighted to bring to market this fabulous one bedroom terraced bungalow with stunning open views, set in a semi rural location in the quiet village of Bonchester Bridge. Presented for sale in immaculate order benefitting from oil central heating and double glazing. Private gardens to the front and rear are very well tended with beautiful shrubbed borders, lawn and shed and similar open views to the rear. These properties don't often come up for sale so early viewing is a must.

The Village

Bonchester Bridge is a quiet village located in a semi rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, the village provides the idyllic country lifestyle but is also located close to larger towns. Day to day facilities can be found in the village where the popular Horse and Hound Inn can be found. The larger towns of Hawick and Jedburgh, located just 7 miles away offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Travel

Hawick 7 Miles, Jedburgh 7 miles, Selkirk 12 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

11 Greenriver Cottages is an ideal first time buy, buy to let

investment, downsize opportunity or holiday home. Set in glorious Borders countryside with stunning open views of Bonchester Hill, this property is a must see. Entered from the front via a double glazed porch which provides a lovely seating area to soak up the manicured garden to the front and surrounding views. A timber and glazed door from here provides access to the hallway where all accommodation is accessed. A large cupboard offers good storage and a Ramsay ladder to the floored attic is a great addition.

The living room is bright and airy and is located to the front of the property with large double glazed windows providing great views. The main focal point of the room is the log burning stove which is set upon a tiled hearth with timber mantle. Large cupboard provides great storage and there is access to the kitchen from here. The kitchen is located to the rear of the property with large double glazed windows overlooking the rear garden and fields beyond. Good range of floor and wall units with ample work surface space and single bowl sink and drainer located beneath the window. Space for a free standing cooker, washing machine and fridge. Central heating radiator, space for small table and chairs and access to the rear hallway where a large cupboard houses the oil boiler and a double glazed door provides access to the rear garden.

The double bedroom is a good sized room and is located to the rear of the property with double glazed window overlooking the rear garden. A large cupboard provides hanging and shelving and there is carpet flooring and a central heating radiator. Finally the shower room which has been updated over the years, is located to the front with double glazed opaque window. Comprises of 3pc suite of wash hand basin, WC and walk in shower with chrome shower run off the boiler. Central heating radiator and vinyl flooring.

Room Sizes

SITTING ROOM 3.48 x 4.35

KITCHEN 2.50 x 2.90

DOUBLE BEDROOM 3.95 x 2.52

SHOWER ROOM 1.73 x 1.87

Externally

This cottage has very well maintained gardens to both the front and rear. Beautiful shrubbed borders, garden laid to lawn, shed and surrounding views, all make this a very welcoming space. Ample parking is available to the front of the cottage on street.

Directions

Entering Bonchester from Hawick, take the left hand turning onto Rulewater Road (signposted Jedburgh) and the property lies on the left hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, oil and electricity.



Offers:

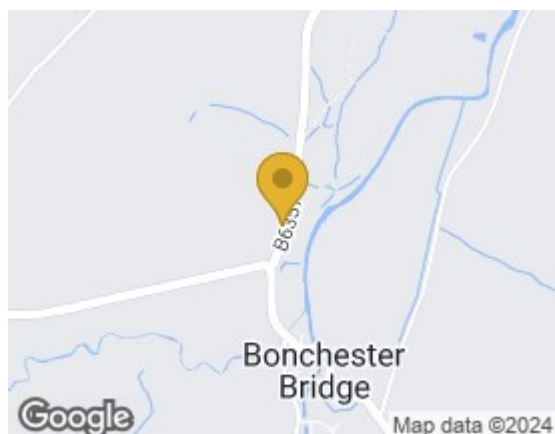
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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.

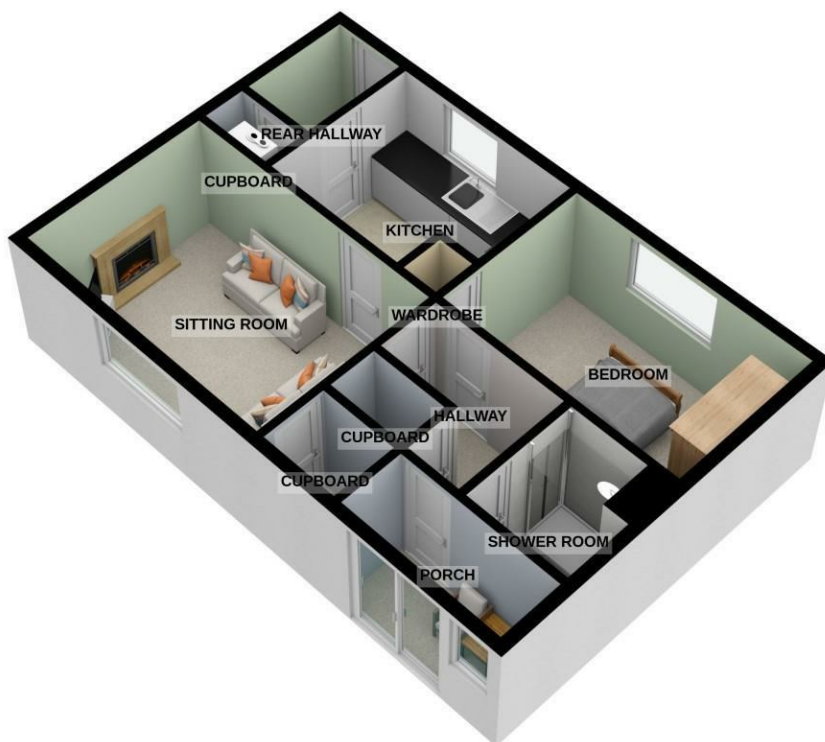
Notice:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC



11 GREENRIVER COTTAGE, BONCHESTER BRIDGE

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