



BANNERMANBURKE

PROPERTIES LIMITED



15 Beaconsfield Terrace Lane, Hawick, TD9 0HS

Offers In The Region Of £85,000



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- PRIVATE ENTRANCE
- HALLWAY WITH GOOD STORAGE
- DINING KITCHEN
- SITTING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED GARDEN WITH PRIVATE OUTHOUSE
- COMMUNAL CLOSE TO BEACONSFIELD TERRACE

We are delighted to bring to market this three bedroom top floor flat in the popular West End area of town. Presented for sale in good order with scope for modernisation and benefitting from gas central heating and double glazing. A shared garden with private outhouse is located to the front and offers clothes drying facilities and a communal close provides easy access to Beaconsfield Terrace. Ample on street parking to both the front and rear of the property. Located a short walk to the town centre and all local amenities. Ideal first time buy, buy to let investment or family starter home.

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.

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

Entered from Beaconsfield Terrace Lane (off Morrison Place) to the rear of Beaconsfield Terrace. Benefitting from a private entrance, a UPVC door provides entry to a vestibule with a range of coat hooks and access from here via an internal carpeted staircase with handrail leads up the accommodation. The hallway provides access to the dining kitchen, sitting room, three bedrooms and family bathroom and has a large eaves storage cupboard with skylight and a second storage cupboard houses the Worcester combination gas boiler.

To the rear is the sitting room with two large double glazed windows allowing lots of natural light. Decorated in neutral tones with carpet flooring and ample space for furniture. The main focal point of the room is the tiled fireplace with electric fire inset.

To the front is the dining kitchen with large double glazed window. Light and bright room with ample space for dining furniture. Good range of floor and wall units with laminate work surfaces and tiling to splashback areas. Pantry cupboard provides additional storage. Space for a free standing cooker, fridge freezer and plumbing for a washing machine. Single bowl stainless steel sink and drainer with mixer tap. Vinyl flooring.

All bedrooms are a good size with double glazed windows, carpet flooring and central heating radiators.

The family bathroom comprises of a 3pc suite of wash hand basin, set in vanity furniture, WC and shower enclosure with a chrome double headed shower run off the boiler and panel boarding for easy cleaning.

Room Sizes

SITTING ROOM 4.33 x 4.10

DINING KITCHEN 5.12 x 2.86

BEDROOM 3.66 x 2.95

BEDROOM 3.60 x 4.09

BEDROOM 3.02 x 2.90

BATHROOM 2.62 x 1.60

Externally

A shared garden is located to the front and laid to lawn with gated access and clothes drying facilities. An integrated outhouse provides further storage and a communal close gives access to Beaconsfield Terrace.

Directions

From the High Street travelling West, continue onto the Sandbed and take a left onto Buccleuch Street. Take the next left onto Beaconsfield Terrace and right onto Morrison Place. Continue up the hill and the property is located 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, 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:

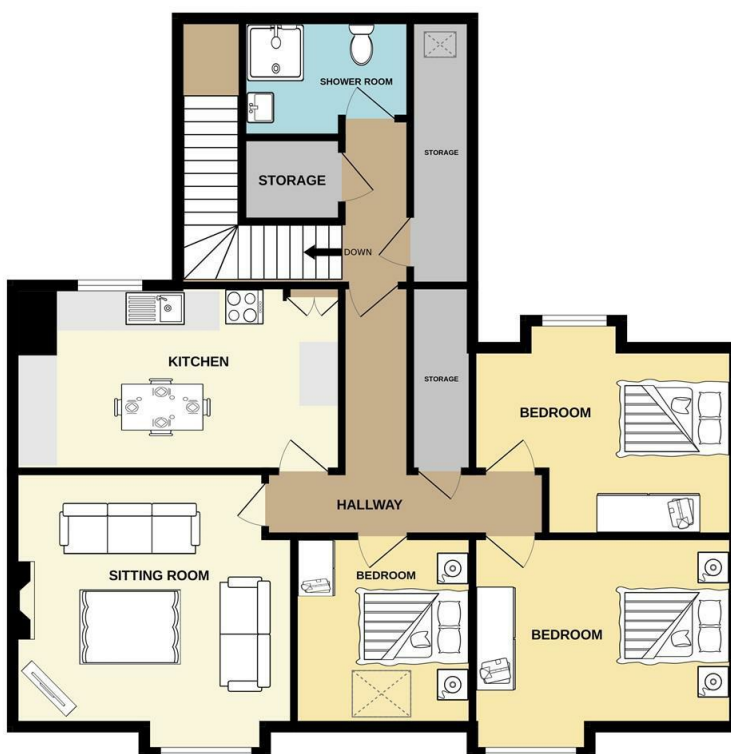
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		44	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		39	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

FIRST FLOOR



15 BEACONSFIELD TERRACE, HAWICK

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