



BANNERMANBURKE

PROPERTIES LIMITED



Branxholm , Hawick, TD9 0JT
Offers In The Region Of £225,000



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■ HALLWAY ■ LARGE SITTING ROOM ■ KITCHEN ■ UTILITY ■ BATHROOM ■ MASTER WITH ENSUITE ■ 2 FURTHER BEDROOMS ■ LARGE GARDEN AND DRIVE WITH PARKING FOR SEVERAL VEHICLES ■ STUNNING LOCATION AND VIEWS ■ EPC RATING E

We are delighted to offer for sale this 3 bedroom detached bungalow set in the most beautiful countryside, located just a short drive from town and all local amenities. Brought to market in good decorative order Bonnybank benefits from a large driveway with parking for several vehicles, a detached garage, beautiful garden grounds and views that will take your breath away.

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 entered from the front into the hallway giving access to all accommodation. The sitting room, located to the front, is expansive with plenty space for both living and dining furniture, decorated in white with timber flooring. This room is filled with natural light from the three large windows that take in the spectacular views to the front and side. The focal point of the room is the gas fire set on marble back and hearth with solid wood surround. Two attractive ceiling light fittings and central heating radiators. Access to the kitchen is from the sitting room. Good range of floor and wall mounted units in solid wood with laminate worksurfaces. Integrated electric hob, space for double oven and space for fridge freezer. The stainless steel sink and drainer sits beneath the window overlooking the rear garden and to the beautiful surrounding countryside. A door leads out from the kitchen to a rear hallway which gives access out to the garden and also to the utility room which has space and plumbing for a washing machine and houses the Potterton standard boiler. The family bathroom and three bedrooms are all accessed from the main hallway. Decorated in neutral tones, the bedrooms are all doubles with stunning outlook. One bedroom offers a built in wardrobe and the master has the benefit of an ensuite shower room which comprises of shower enclosure with electric shower, WC and wash hand basin. A cupboard in here houses the electric meter and switch gear. The family bathroom is to the rear with bath, WC and wash hand basin with tiling to splashback areas. An opaque window allows good natural light and the wall mounted heated towel rail is a lovely feature. This fantastic property, set in the most beautiful Scottish Border countryside, has been freshly decorated throughout and has the benefit of gas central heating and double glazing. Bonnybank is an opportunity not to be missed.

Room Sizes

SITTING ROOM 7.25x 4.81

KITCHEN 3.29 x 2.34

UTILITY 2.43 x 1.14

BATHROOM 2.33 x 2.35

MASTER BEDROOM 3.56 x 3.64

ENSUITE 2.66 x 1.12

BEDROOM 3.59 x 2.34

BEDROOM 3.68 x 3.58

GARAGE 6.56 x 3.47

Externally

Bonnybank sits on a sizeable plot which has a large section of lawn with shrubs and trees and a driveway offering parking for several vehicles. The detached garage is a good size and benefits from power, light and water.

Directions

The property is located approximately three miles south of Hawick off the A7. Take a right sign posted for Branxholme Park, wedding venue and follow the track up to the property (past the venue entrance) which sits on the right hand side. What3words///lines.undivided.owes

Sales and Other Information

Fixtures and Fittings

This property is sold as seen and no guarantees will be given.

Services

Septic tank drainage, private water supply with newly installed UV filtration system, LPG gas and mains 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.

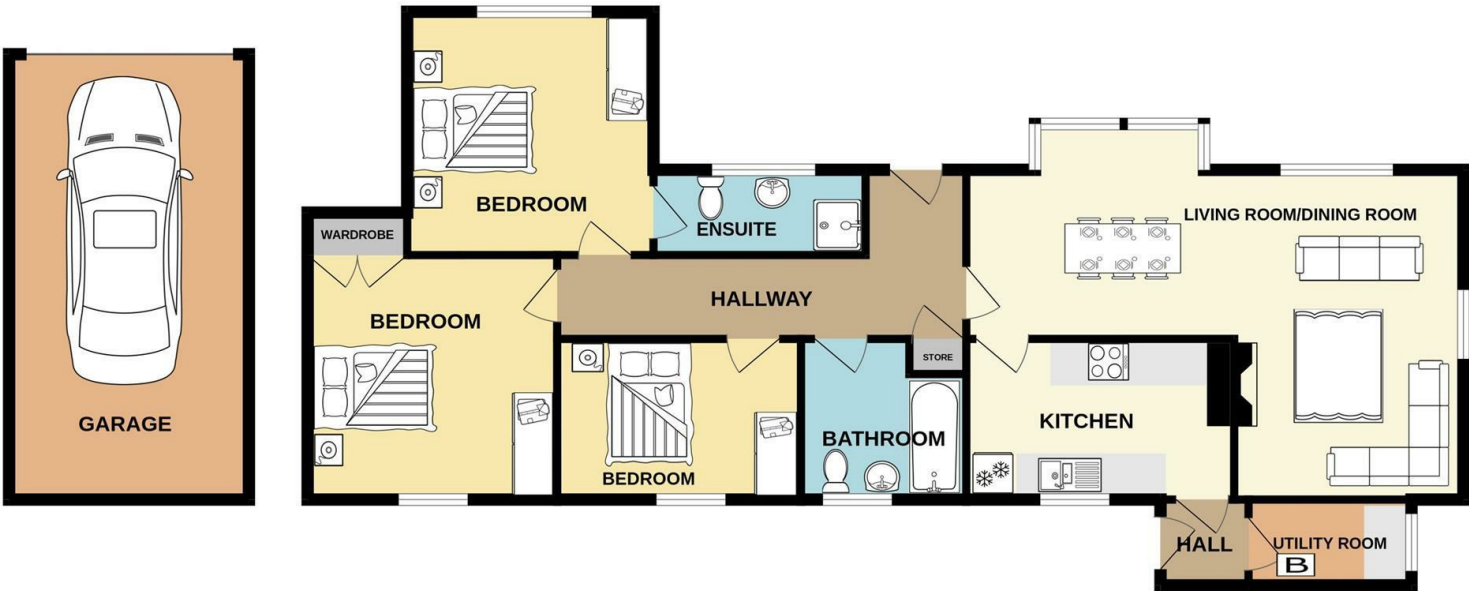
Notice:

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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



BONNYBANK, HAWICK

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