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12A LANTON PLACE, HAWICK, TD9 7QL
GROUND FLOOR TWO BEDROOM FLAT WITH GARDEN

EPC D
OFFERS AROUND £79,995

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Well proportioned ground floor apartment situated in the popular Stirches area on the outskirts of town. Benefitting from excellent storage facilities, the property is located a short walk to Stirches Primary school and close by to a bus stop down to the town centre. There are private front and side gardens mainly paved for ease of maintenance and two large timber garden sheds.

Entered via the side, a door leads to an inner hallway where there is a useful understair storage cupboard/outhouse. A UPV door leads into the hallway which provides access to the majority of the accommodation and there are three useful storage cupboards (one housing the gas meter) The spacious lounge is situated to the front and has double glazed patio doors directly out to the front garden. There is a timber fire surround with electric fire inset offering a cosy focal point and a shelved storage cupboard. Access to the kitchen is from here. The kitchen has a range of timber floor and wall mounted units in situ and this is where the wall mounted gas boiler is located. There is space for a cooker, washing machine and fridge freezer (all included in the sale) and there is a single bowl stainless steel sink and drainer. A timber door leads to a built in storage cupboard.

Both double bedrooms are well-proportioned with large windows to the front. Bedroom 2 has a useful built in wardrobes. The bathroom comprises a three piece suite of bath with shower mixer located above, WC and wash hand basin.

Externally to the property are various paved areas and a large patio to the front. There are two large garden sheds.

Lanton Place is set in the ever popular 'Stirches' area on the outskirts of Hawick ideal for access to the countryside- a wonderful town steeped in a sense of history and tradition. Known as the 'Home of Cashmere', Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Reivers Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge: 4.67 x 4.63

Kitchen: 2.67 x 3.90

Bedroom One: 4.28 x 3.00

Bedroom Two: 3.70 x 3.70

Bathroom: 1.73 x 2.11

SERVICES: Mains water, drainage & electric. Gas central heating and double glazing.

EPC RATING: D **COUNCIL TAX BAND:** A

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds, light and bathroom fittings. Also included are the cooker, washing machine and fridge freezer.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.



IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

