



BANNERMANBURKE

PROPERTIES LIMITED



Heatherlie Morrison Place, Hawick, TD9 0JD

Offers In The Region Of £150,000



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■ ENTRANCE HALLWAY ■ TWO PUBLIC ROOMS ■ DINING KITCHEN ■ 3 BEDROOMS ■ SHOWER ROOM ■ UTILITY ROOM ■ ENCLOSED FRONT GARDEN & PATIO SEATING TO REAR ■ GARAGE & OFF STREET PARKING ■ CENTRAL LOCATION, CLOSE TO SCHOOLS ■ LOVELY VIEWS

This spacious three bedroom end of terrace home offers an excellent opportunity for families, first time buyers, or those looking to downsize. Featuring two generous reception rooms, a garage, off street parking, and a private enclosed garden, the property provides versatile living space both inside and out.

Situated in a highly desirable location just a short walk to town centre and a couple of minutes from both primary and secondary schools, this house is ideal for growing families. While the property would benefit from some modernisation, it presents the perfect opportunity to create a beautiful home tailored to your own style and taste. With its generous accommodation, fantastic location, and outstanding potential, this is a property not to be missed.

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 via a uPVC double glazed door into a welcoming entrance vestibule with attractive tiled flooring and high ceilings, creating an appealing first impression. A timber and glazed door leads into the hallway,

finished in neutral décor with carpet to floor. The hallway provides access to the principal ground floor accommodation and the staircase to the upper level. A central heating radiator, smoke detector, and cupboard housing the electrical meter and consumer unit are also located here.

Positioned to the front of the property, the sitting room is a bright and generously proportioned reception room, flooded with natural light from the large double glazed window. Decorated in neutral tones with carpet, flooring the room retains attractive period features including ornate cornicing. A gas fire with marble hearth and timber surround forms an attractive focal point, complemented by built in display cabinets to either side, one of which discreetly houses the gas meter.

To the rear, the spacious dining kitchen offers ample room for a table and chairs. Fitted with a good range of timber floor and wall mounted units, laminate worktops and tiled splashbacks, it includes space for a cooker with extractor hood above and space for a dishwasher. Karndean flooring and floral wallpaper finish the space.

A few steps lead up from the kitchen into a substantial additional living room, providing valuable flexibility for modern family life. This generous room could equally serve as a second lounge, children's playroom, home office or even a bedroom if required. Cornice detailing adds character, while the spacious layout offers excellent versatility.

Accessed from the kitchen, the utility room is a particularly useful addition, providing space and plumbing for a washing machine, tumble dryer and fridge freezer. The room also houses the Vaillant boiler, benefits from a large understairs storage cupboard with shelving, and provides direct access to the rear patios.

The upper landing is brightened by a skylight and offers further storage with a generous shelved cupboard. Finished in neutral décor with carpet to floor, it also benefits from a central heating radiator and ceiling light fitting.

The shower room is conveniently positioned on the turn of the stair and comprises a quadrant shower enclosure with electric shower, WC and wash hand basin with wall mounted mirror above. Shower boarding within the shower enclosure and full height wall tiling elsewhere provide a practical finish. Additional features include vinyl flooring, central heating radiator, ceiling spotlights and an opaque double glazed window to the rear.

The property offers three well proportioned bedrooms, each finished in neutral décor with carpet and ceiling light fittings. All benefit from built in wardrobes providing excellent hanging and shelving storage. The two front facing bedrooms enjoy attractive open views across the town, while the third bedroom overlooks the rear, making the home particularly well suited to growing families.

Room Sizes

SITTING ROOM 4.00 x 3.93

DINING KITCHEN 3.96 x 4.03

LIVING ROOM 3.86 x 5.65

UTILITY 3.35 x 1.85

SHOWER ROOM 2.00 x 1.75

BEDROOM 3.52 x 2.95

BEDROOM 3.48 x 2.80

BEDROOM 3.48 x 2.27

Externally

To the front of the property and entered via a gate is a fully enclosed garden which is laid to lawn and edged with mature trees and shrubs. A green house sits neatly in the corner and is included in the sale also. To the rear the property benefits from a large garage with power and light, off street parking area and two patio seating areas with clothes drying facilities.

Directions

Entering Hawick on the A7 from the south, take a right from Buccleuch Street onto Beaconsfield Terrace. Take the next right onto Morrison Place and take the lane half way up on the right hand side and the property is the last house on the right.

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Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings, light fittings, integrated appliances and greenhouse 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	70
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	66
Scotland	EU Directive 2002/91/EC	



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