



Minto View Twirlees Terrace, Hawick, TD9 9LR

Offers In The Region Of £300,000

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■ SITTING ROOM ■ CONSERVATORY ■ KITCHEN ■ SNUG ■ UTILITY ROOM ■ SHOWER ROOM AND WC ■ THREE DOUBLE BEDROOMS ■ DOUBLE GARAGE AND LARGE DRIVEWAY ■ PRIVATE ENCLOSED REAR GARDEN ■ GAS CENTRAL HEATING AND DOUBLE GLAZING

Minto View is a must see! This impressive three bed, three reception room detached bungalow offers spacious and flexible accommodation, complemented by a double garage, private gardens and beautiful surrounding views. The well appointed accommodation provides excellent versatility, with the three reception rooms offering a variety of options to suit individual needs and lifestyles. To the front, a large driveway provides generous off street parking for several vehicles, while the enclosed rear garden is a lovely feature of the property. The garden incorporates a pergola, patio, lawn, greenhouse and shed, with an abundance of mature shrubs and trees providing seasonal colour and creating a pleasant, private outdoor space.

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 a spacious porch, featuring double glazed windows and enjoying lovely views towards the Minto Hills. A timber and glazed door leads through to the hallway, which is decorated in neutral tones with carpet flooring. The hallway benefits from an access hatch to the roof space, together with a large

storage cupboard. All three double bedrooms are well proportioned, each offering comfortable and versatile accommodation. One of the spacious front bedrooms is currently utilised as a hobby room and enjoys views over the driveway and front garden. The remaining two bedrooms, one positioned to the front and the other to the rear, both benefit from double glazed windows and lovely views over the front and rear gardens respectively. Both bedrooms also feature built in wardrobes, providing useful storage.

A large and stylish shower room comprises a modern three piece suite, including a wash hand basin set within vanity furniture, WC and a generous double walk in shower enclosure with a chrome shower run off the boiler and Aqua Boarding to the bathing area. A double glazed opaque window allows in natural light and a chrome heated towel rail and recessed spotlights complete the space.

To the side of the property is a spacious breakfasting kitchen, with a double glazed window overlooking the side garden. This bright and welcoming room offers a good range of floor and wall mounted units, providing ample work surface and storage space, along with a large breakfast bar with seating. The kitchen is well equipped with a double built in electric oven, four burner ceramic hob, integrated microwave and fridge freezer, together with space and plumbing for a dishwasher. A one and a half bowl sink and drainer sits beneath the window. Decorated in neutral tones with tiled flooring.

From the kitchen, an open archway leads through to the snug, which in turn provides access to the utility room and sitting room. The snug offers a cosy and inviting space, ideal for relaxing with a coffee, and features a double glazed window to the side and original parquet flooring.

The utility room provides a useful additional space, with a good range of floor and wall mounted units, ample work surface and a wall mounted combination gas boiler. There is also access to a convenient WC and a rear porch, which in turn provides direct access to the garden.

To the rear of the property is a light and spacious sitting room, with ample room for a dining table and chairs and access to the conservatory. These two lovely rear facing rooms enjoy wonderful views over the beautiful, private and enclosed garden, providing flexible and versatile living accommodation. The sitting room features a charming raised brick fireplace with an inset electric fire, while the original parquet flooring is a particularly attractive feature. A door also provides direct access to the garden. The conservatory is a bright and welcoming space, again with a door providing access to the rear garden. The garden is fully enclosed and private, with no neighbouring properties directly overlooking it.

Room Sizes

- SITTING ROOM 6.50 x 4.35
- CONSERVATORY 3.53 x 2.50
- SNUG 2.80 x 2.52
- KITCHEN 4.40 x 3.30
- UTILITY ROOM 2.95 x 2.31
- WC 1.36 x 1.33
- SHOWER ROOM 2.80 x 2.37
- DOUBLE BEDROOM 6.05 x 3.40
- DOUBLE BEDROOM 3.73 x 3.43
- DOUBLE BEDROOM 3.72 x 3.50

Externally

The grounds of Minto View are substantial, with a particularly generous driveway to the front providing ample off street parking for several vehicles. Gated access to both sides of the property leads through to the beautiful rear garden. The well tended, level garden is designed for ease of maintenance and features attractive shrub borders and a selection of mature trees, creating a lovely established setting. A large patio area with pergola provides an ideal space for outdoor dining and entertaining. The garden continues to a further seating area, with additional features including a clothes drying area, greenhouse and garden shed.

Directions

What3words///chickens.rejoined.bachelor
From the roundabout at Morrisons, take the exit for Linden Crescent and follow the road up onto St Ninians Road. At the top of this road, take a left onto Twirlees Terrace and the property lies on the left hand side.

Sales & Other Information

Other benefits include a roof replacement, carried out in 2025.

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

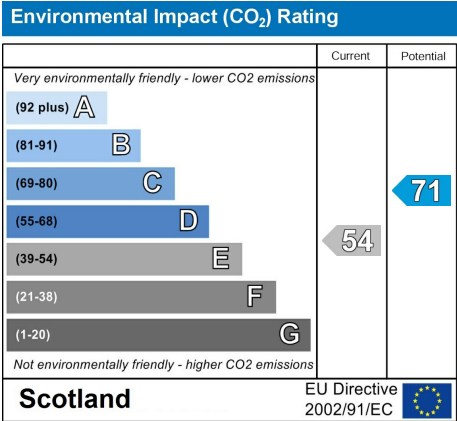
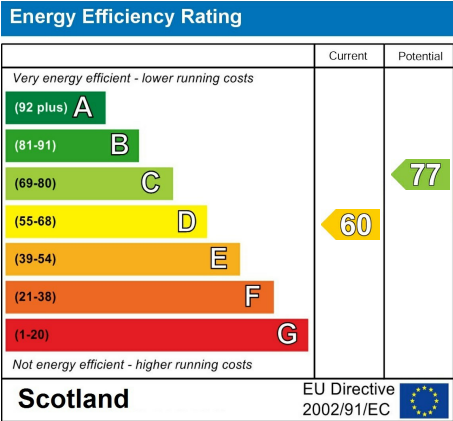
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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



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