



BANNERMANBURKE

PROPERTIES LIMITED



9/2 Green Terrace, Hawick, TD9 0JG

Offers In The Region Of £75,000



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■ WELCOMING AND SPACIOUS HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO BEDROOMS ■ BATHROOM ■ PRIVATE GARDEN WITH DECKING AND STOREROOM ■ SECURE PRIVATE ENTRANCE ■ SOUGHT AFTER LOCATION ■ EPC RATING C

Beautifully presented two bedroom first floor flat, offering an excellent blend of comfort, privacy and convenience. The property benefits from a private, secure close and private garden to the rear. Located just a short walk to town center and local amenities, this delightful home would make an ideal first time purchase, downsizing opportunity, lock up and leave or buy to let investment. This is a fantastic opportunity 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

Accessed through secure double timber doors, a private and exceptionally well maintained walkway and steps lead to the property, with a further door providing access to the private rear garden.

A rear facing window brings natural light into the entrance stairwell and a glazed UPVC door opens into the welcoming entrance of the home. Beautifully presented in crisp white, the hallway features laminate flooring, recessed ceiling spotlights, coat hooks and a

central heating radiator. A hatch provides access to the roof space, while an attractive archway separates the generous square hallway from the rear hall, which provides access to the bedrooms and bathroom.

The spacious sitting room is a particularly inviting space, accessed through double doors from the hallway. The laminate flooring flows seamlessly through from the hall, while the neutral white décor creates a bright and fresh feel. A large double glazed window looks out to the front. Cornice detailing, recessed ceiling spotlights and a central heating radiator finish this space.

The kitchen is equally well presented and thoughtfully fitted. Decorated in neutral tones with vinyl flooring, the room has cream wall and floor mounted units complemented by timber effect laminate worktops and tiled splashbacks. Integrated appliances include fridge freezer, single electric oven, four ring ceramic hob with chimney style cooker hood, stainless steel sink and drainer with mixer tap, and space and plumbing for a washing machine. A coffee bar adds a lovely practical touch. The double glazed window to the front provides natural light, with the wall mounted Glow worm boiler also located here.

The bathroom continues the property's fresh and neutral presentation, with tile around the wash hand basin and shower boarding to the bathing area. The suite comprises a bath with thermostatic shower over, WC and wash hand basin set within vanity furniture. Finished with vinyl flooring, recessed ceiling spotlights, a central heating radiator and an opaque front facing window.

The first bedroom is a lovely light and bright room, with a large double glazed window to the front and plenty of space for a range of furniture. Finished in white with carpeted flooring, central heating radiator and ceiling light fitting. An Edinburgh press cupboard houses the electric meter and switchgear while also providing useful shelving. The second bedroom is positioned to the rear and is currently utilised as a home office, making it an excellent and versatile space. It would equally lend itself well as a comfortable second bedroom. With a double glazed window, carpeted flooring, fresh white décor, ceiling light fitting and central heating radiator.

Overall, this is a genuinely lovely flat that has been exceptionally well cared for and presented in a fresh, tasteful and move in ready condition.

Room Sizes

SITTING ROOM 4.8 x 3.8

KITCHEN 2.6 x 1.8

BATHROOM 2.8 x 1.5

BEDROOM 3.7 x 3.1

BEDROOM 5.1 x 1.6

Externally

From the passageway a door leads to the private rear garden. Bounded by walls and fencing, the generous decking area is ideal for entertaining or simply enjoying some peace and quiet. A chipped area provides space for bin storage and clothes drying facilities, while an understairs cupboard offers useful additional storage.

Directions

From the High Street travelling West, take a left onto Howegate and travel up through Drumlanrig Square onto the Loan, take a right onto Drumlanrig Place and a right again onto Green Terrace, the property is on the right hand side.

[what3words///asking.puzzle.handsets](#)

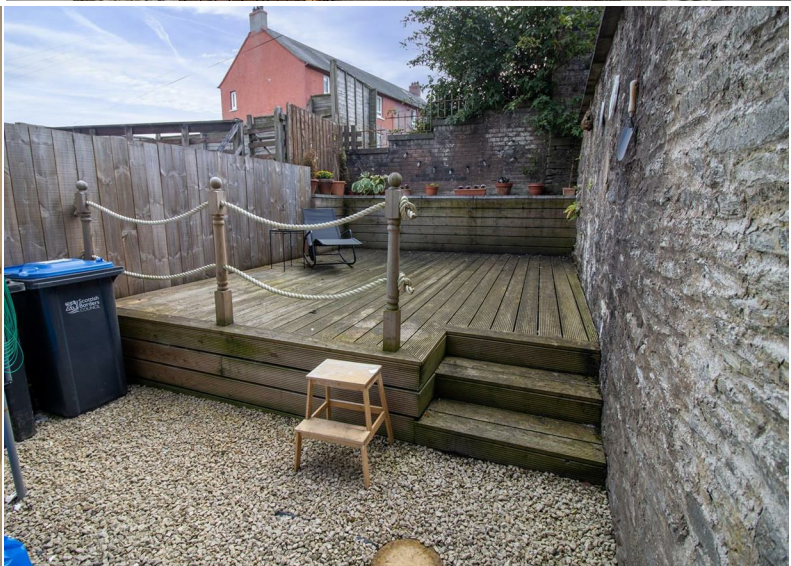
Sales & Other Information

Fixtures & Fittings

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

Services

Mains drainage, water, gas & electricity.



Offers:

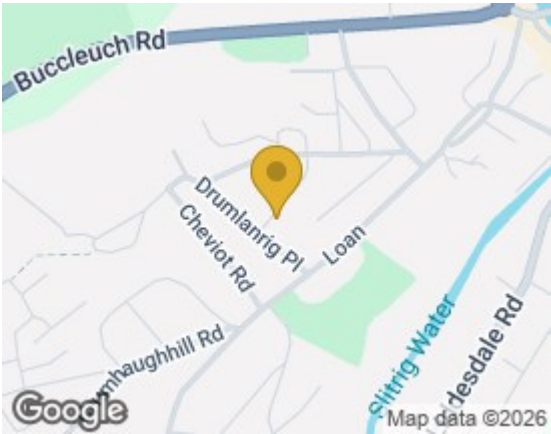
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

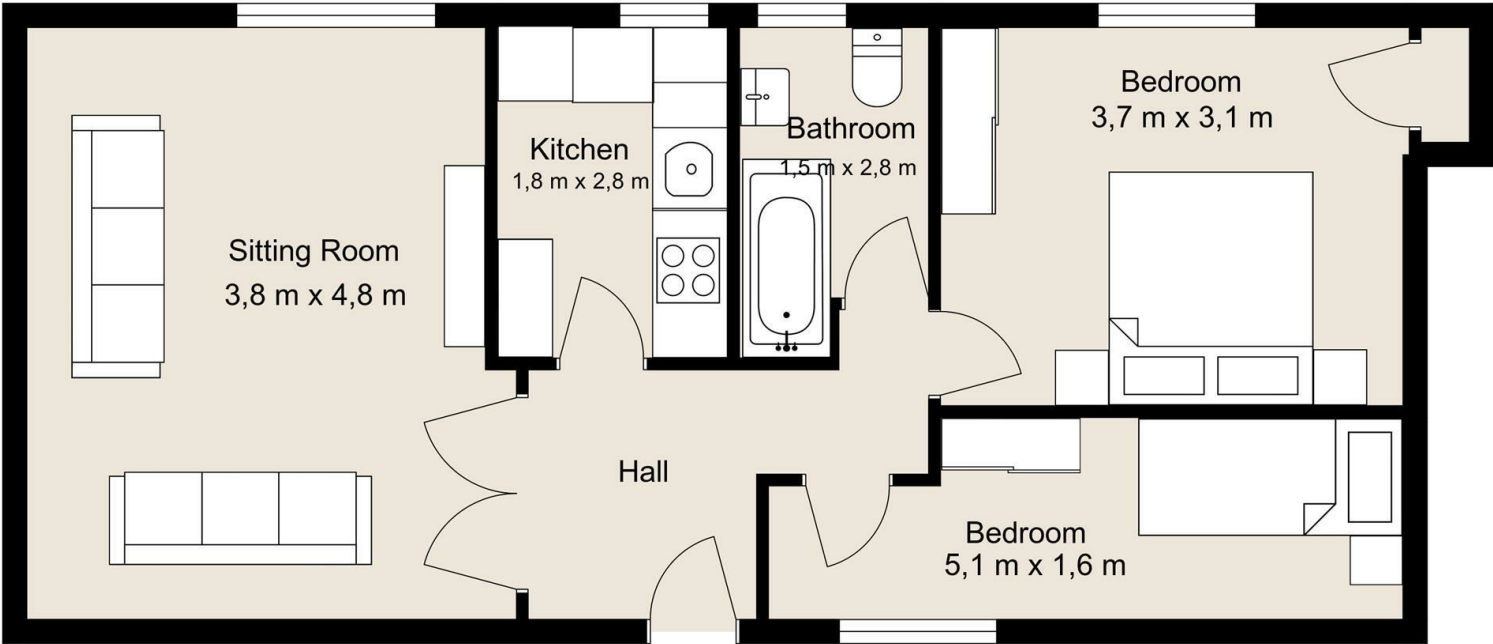
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		
	72	78
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		
	74	83
Scotland	EU Directive 2002/91/EC	

9/2 Green Terrace



First Floor

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