



# BANNERMANBURKE

PROPERTIES LIMITED



**78 Weensland Road, Hawick, TD9 9NX**

**Offers In The Region Of £210,000**



# 78 Weensland Road, Hawick, TD9 9NX

## Offers In The Region Of £210,000



- SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ WC ■ THREE BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRIVEWAY AND GARAGE ■ FRONT AND REAR GARDEN GARDENS ■ EPC RATING D

We are pleased to present this charming three bedroom semi detached family home, ideally situated in the sought after Weensland Road area, just a short stroll from the town centre and a wide range of local amenities. To the front, the property benefits from a driveway providing off street parking for several vehicles, together with a garage offering additional parking or useful storage space. Inside, the home features well proportioned living accommodation throughout and offers excellent potential for cosmetic modernisation, allowing buyers to personalise the property to their own taste. Externally, the tiered front garden and private rear garden provide a good degree of privacy, while the raised patio area creates an ideal space for outdoor entertaining and al fresco dining.

### 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 its 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 via a covered porch into the hallway, where stairs lead to the upper level. A large bay window to

the front is a lovely feature and allows lots of natural light through. A cupboard under the stairs provides storage and houses the electric meter and switch gear. The hallway opens up to the sitting room which is a nice, bright and spacious room with windows to the front and sliding patio doors to the rear. The main focal point of the room is the timber fire surround with marble back and hearth and gas fire inset. Two central heating radiators, ceiling light and ceiling rose, finish the space.

A door from the hallway leads through to the cloakroom and WC, which is a useful addition and has a range of coathooks along with WC and wash hand basin.

The dining room is located to the front of the property with windows overlooking the front garden. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with cast iron horseshoe insert and electric fire inset. Access to the kitchen.

The bright and airy kitchen is located to the rear with tall double glazed windows providing lovely views of the garden. Good range of floor and wall mounted units with ample work surface space and tiling to splash back areas. Built in double electric oven with four burner gas hob, composite sink and drainer with mixer tap, space for free standing fridge freezer and space and plumbing for both a washing machine and dishwasher. Ceiling beams are a nice feature and add charm. A door leads to a rear porch with access to the garden.

The upper landing has a cupboard for storage and an access hatch to the roof space. There are three bedrooms, two with good built in storage and are all decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights. Two are located to the front with double glazed windows overlooking the front garden and one to the rear with views of the rear garden. The shower room comprises of a 3pc suite of WC, wash hand basin set in vanity furniture and shower enclosure with chrome shower run off the boiler. Tiled to full height in a neutral tile with double glazed opaque window, central heating radiator and tiled flooring.

### Room Sizes

SITTING ROOM 4.98 x 4.26  
DINING ROOM 3.66 x 3.00  
KITCHEN 3.82 x 3.00  
CLOAKROOM AND WC 1.55 x 1.18  
BEDROOM 3.90 x 3.15  
BEDROOM 3.85 x 3.04

BEDROOM 3.00 x 2.75  
SHOWER ROOM 2.16 x 1.88

### Externally

The property enjoys generous outdoor space, featuring a driveway providing off street parking for multiple vehicles, a garage, and a tiered front garden. Side access leads to the private rear garden, which includes a shed, integrated outhouse, external tap, patio area, and steps rising to a spacious upper terrace with clothes drying facilities. Mature trees and established shrubs create a wonderful sense of privacy and seclusion.

### Directions

What3words///backhand.courier.political

From the roundabout at Mart Street, take the exit for Weensland Road (A698). The property lies on the right hand side, after the turn off for Leaburn Drive.

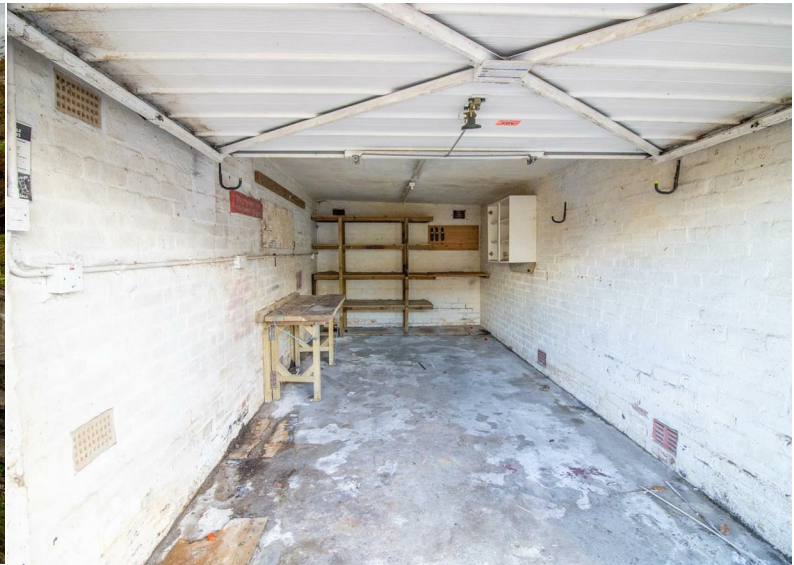
### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings as shown. Integrated appliances and freestanding white goods are also included in the sale. Please note this property is sold as seen, no guarantees given for any fixtures or appliances.

#### Services

Mains drainage, water, gas and electricity.



**Offers:**

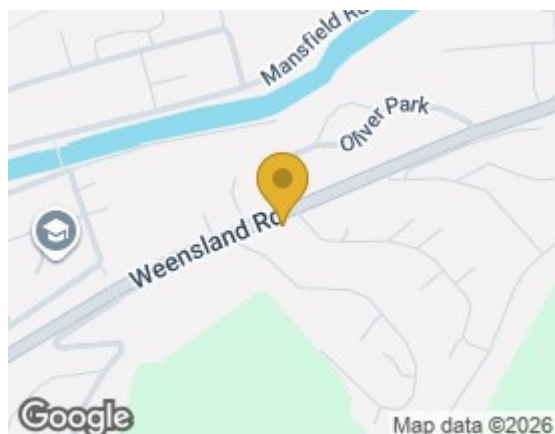
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

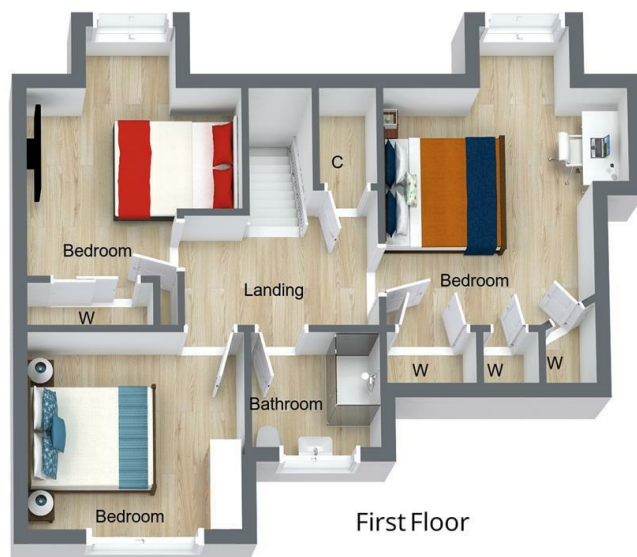
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>60</b>	<b>78</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	<b>56</b>	<b>74</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

78 Weensland Road



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