



BANNERMANBURKE

PROPERTIES LIMITED



Newlynn Liddesdale Crescent, Hawick, TD9 0EX

Offers In The Region Of £350,000



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- SPACIOUS VESTIBULE AND HALLWAY ■ DINING KITCHEN ■ SITTING ROOM ■ SNUG ROOM/DINING ROOM ■ UTILITY ROOM AND WC ■ FOUR DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ DOUBLE GARAGE, SINGLE GARAGE, WORKSHOP, SUMMERHOUSE, GREENHOUSE, SHED AND STORE ■ DECKING, GARDEN AND HOT TUB AREA ■ DRIVEWAY FOR SEVERAL VEHICLES

This exceptional four bedroom detached bungalow is presented for sale in immaculate order and offers generous and flexible living space, and must be viewed to appreciate its true size and versatility. Features include an integrated double garage, a detached single garage, workshop, greenhouse, beautiful summerhouse, shed, store and an attractive decking with hot tub area. A spacious front driveway provides parking for several vehicles, while the private rear garden enjoys a secluded, non-overlooked aspect. Located in the popular Liddesdale area, a flat walk to the town centre and all local amenities.

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 via a uPVC door into a welcoming vestibule and hallway. The vestibule benefits from a generous storage cupboard, ideal for coats and shoes. The space is finished in neutral décor with Karndean flooring, which continues seamlessly through the hallway. The hallway houses another cupboard for storage, central heating radiator, wall mounted thermostat and recessed ceiling light fittings.

To the front of the property is a very spacious sitting room featuring a bay window, along with an additional window to the side, allowing for an abundance of natural light. The room is decorated in neutral tones with carpeted flooring and benefits from a central heating radiator, ceiling light with decorative ceiling rose, and complementary wall lighting. The main focal point of the room is the attractive timber fire surround with marble back

and hearth, housing a gas fire inset.

The dining kitchen truly forms the heart of the home, with double doors opening onto a private decking area and garden beyond. The kitchen offers an excellent range of floor and wall mounted units, complemented by ample work surface space that continue up to form splashbacks. It is well equipped with integrated appliances including a dishwasher, fridge freezer, single electric oven, and four burner gas hob. A one and a half bowl sink with drainer is positioned beneath a window overlooking the rear garden. There is generous space for a dining table and chairs, with access provided to the utility room as well as the snug/dining room. The room is finished in neutral décor with Karndean flooring and recessed ceiling spotlight fittings.

The utility room is a highly practical space, offering additional fitted units, a sink and drainer, and space with plumbing for a washing machine. A window to the rear provides natural light, with a door giving direct access to the double garage. From the utility room there is also access to a WC, fitted with a wash hand basin.

A second public room, currently used as a snug, is located to the rear of the property and features a double glazed window. This versatile space could alternatively be used as a formal dining room and benefits from access from both the hallway and the dining kitchen.

The property benefits from four generous double bedrooms, all fitted with wardrobes providing hanging and shelving space. The principal bedroom further benefits from an ensuite shower room, fitted with a shower, wash hand basin, and WC. All bedrooms are tastefully decorated in neutral tones and are presented in immaculate condition.

Finally, the family bathroom, accessed from the hallway, is beautifully presented and comprises a four piece suite including a wash hand basin set within vanity furniture, a double walk in shower enclosure with electric shower, a bath, and a WC. The room is fully tiled around the bathing areas in an attractive grey tile and finished with laminate flooring and recessed ceiling spotlights. A central heating radiator and a double glazed opaque window complete the space.

Room Sizes

SITTING ROOM 6.00 x 5.50
SNUG/DINING ROOM 4.15 x 3.48
DINING KITCHEN 5.35 x 3.67
UTILITY ROOM 3.60 x 2.35
MASTER BEDROOM 4.35 x 3.26
ENSUITE SHOWER ROOM 2.60 x 1.70
DOUBLE BEDROOM 4.70 x 3.00
DOUBLE BEDROOM 3.32 x 3.00
DOUBLE BEDROOM 3.20 x 3.00
FAMILY BATHROOM 3.48 x 2.40
DOUBLE GARAGE 5.82 x 6.16
SUMMERHOUSE 3.70 x 2.30

Externally

The property occupies a generous plot, with a large driveway providing off street parking for several vehicles, alongside an integrated double garage and a single garage, offering an abundance of storage. To the rear, the garden is private and not overlooked, laid mainly to lawn with an attractive decking area ideal for outdoor entertaining. A recently constructed summerhouse, complete with power and lighting, provides a fantastic additional space to enjoy all year round. Further benefits include a greenhouse, garden shed, workshop and store.

Directions

From the High Street travelling West, take a left at the end of the High Street on to Slitrig Crescent. Continue on to Liddesdale Road and take the first of the two entrances into Liddesdale Crescent. The property lies on the right hand side.

What3words:///isolating.held.workshop

Sales and Other Information

Fixtures and 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.

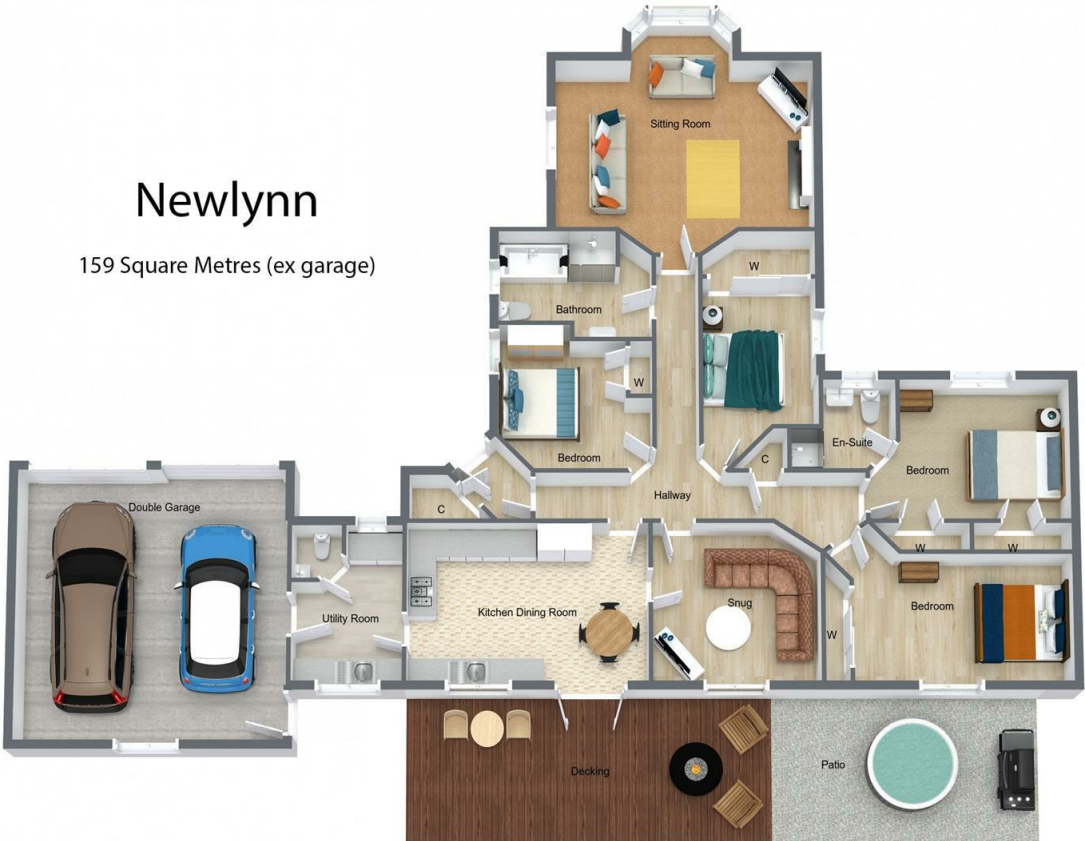
Notice:

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.



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		
	77	81
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		
	77	78
Scotland	EU Directive 2002/91/EC	



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