



BANNERMANBURKE

PROPERTIES LIMITED



12/4 Slitrig Crescent, Hawick, TD9 0EN

Offers In The Region Of £50,000



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- LIVING ROOM ■ KITCHEN ■ BATHROOM ■ DOUBLE BEDROOM ■ SHARED COURTYARD ■ SHORT FLAT WALK TO TOWN CENTRE ■ COMMUNITY GARDENS NEAR BY ■ EPC RATING C

This first floor one bedroom flat enjoys a quiet position away from the main street, with the added convenience of a short, level walk into the town centre. Benefitting from gas central heating and double glazing and presented for sale fully furnished, this property would make an ideal first time buy, down size opportunity or rental investment.

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

Accessed from the rear via communal stairs, a timber door opens into the hallway, which features laminate flooring, white décor, a rear facing double

glazed window, ceiling light, smoke alarm, central heating radiator, and an access hatch to the roof space.

The living room is a good sized space, finished in neutral tones with carpeted flooring. It provides access to both the kitchen and bathroom and benefits from a central heating radiator, attractive ceiling light fitting, smoke alarm, and a side facing double glazed window. A focal point electric fire suite with timber mantel and inset electric fire adds character, complemented by a recessed display unit with additional storage.

The kitchen is accessed from the living room and is positioned to the rear of the property. It is fitted with a range of floor and wall mounted units, generous worktop space, and a breakfast bar area with stools. Appliances include a single electric oven and four burner hob, with space and plumbing for a washing machine and fridge freezer. Finished with laminate flooring, tiled splashbacks, recessed ceiling spotlights, a central heating radiator, and an opaque double glazed window.

A timber door from the living area leads to an inner area housing the Vaillant gas boiler and fitted coat hooks, with an open doorway providing access to the bathroom which comprises a three piece suite including wash hand basin, WC, and bath with electric shower over. Fully tiled to the bathing area and floor and includes a ceiling light, central heating radiator, and opaque double glazed window.

The bedroom is a spacious double located to the side of the property, benefiting from neutral décor, carpeted flooring, ceiling light fitting, central heating radiator, and double glazed window. There is ample space for bedroom furniture and access to a large storage cupboard.

Room Sizes

Living Room 4.80 x 4.20

Kitchen 3.18 x 2.00

Bedroom 3.80 x 4.35

Bathroom 1.56 x 2.55

Boiler area 0.91 x 1.54

Directions

From Hawick High Street, take a left past Heart of Hawick onto Slitrig Crescent, the property is located half way along, opposite the bridge. Accessed via a close next to no. 12 which leads through to a rear courtyard where the property is located.

What3words:///licks.slip.crunchy

Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings, light fittings and integrated appliances included and offered for sale fully furnished.

Services

Mains drainage, water, gas and electricity.



Offers:

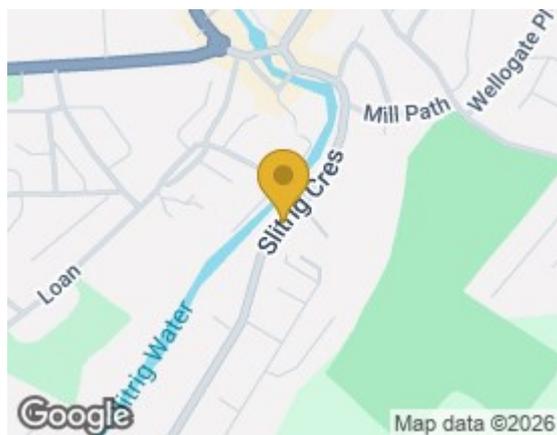
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

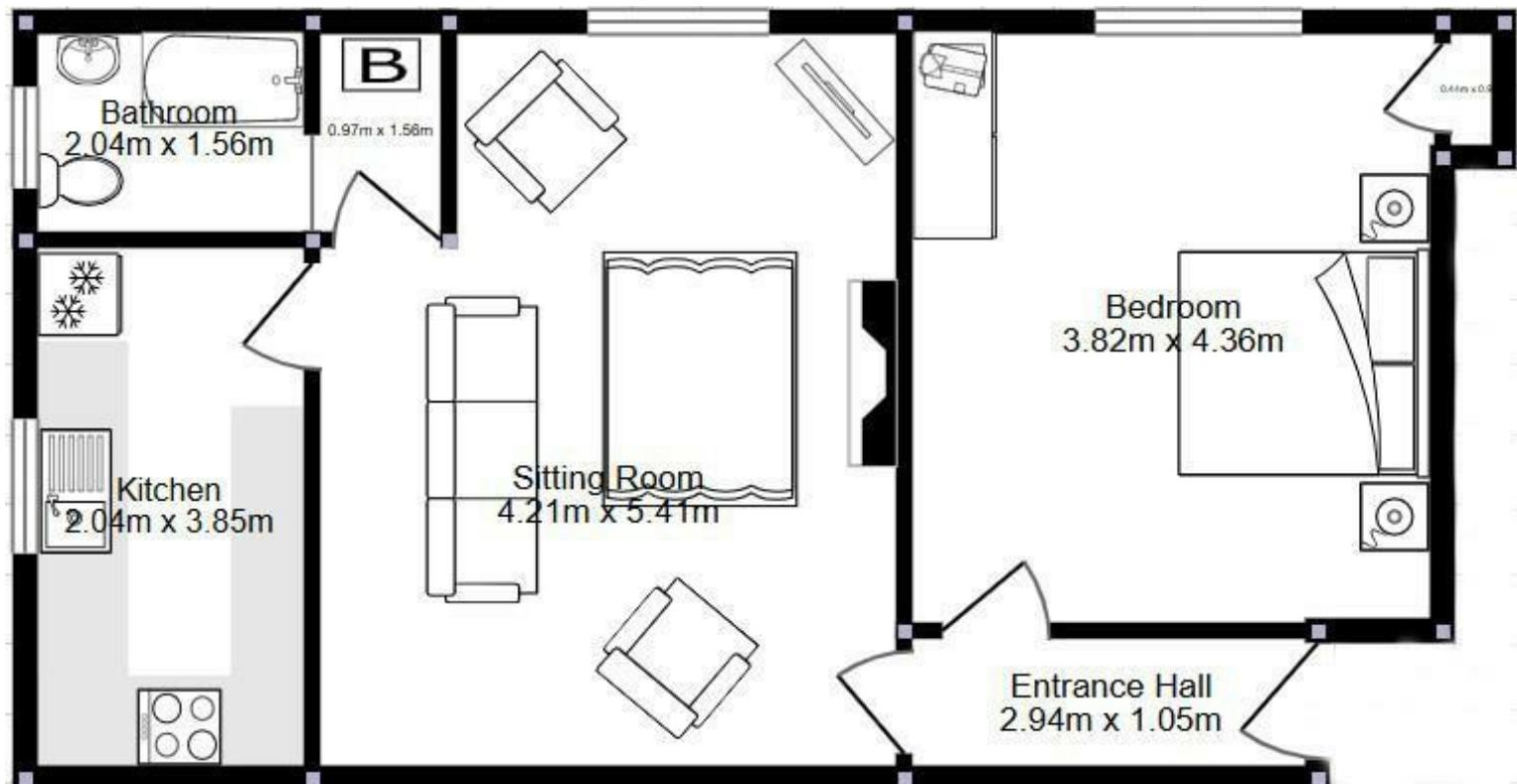
Notice:

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			
		69	77
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
		74	85
Scotland		EU Directive 2002/91/EC	



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