BANNERMANBURKE
PROPERTIES LIMITED



69 Silverbuthall Road, Hawick, TD9 7BJ

Offers In The Region Of £130,000

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■ LIVING ROOM■ DINING ROOM■ KITCHEN ■ BATHROOM■ 3 BEDROOMS■ FRONT GARDEN WITH PATIO ■ REAR GARDEN WITH SHED, GREEN HOUSE, SUMMER HOUSE AND DECKING■ LOVELY VIEWS■ GOOD BUS ROUTE ■ EPC RATING D

Beautifully presented throughout, this attractive three bedroom mid terraced home boasts private front and rear gardens. Ideally situated within a short walk of the town centre and local amenities, with a primary school just a minute away, the property is perfectly placed for convenient everyday living and sits on a good bus route. Further benefits include double glazing, gas central heating and excellent storage, making this an ideal home for families, first time buyers or rental investors.

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 worldwide 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

Entered via a composite door with glazed panel, the property opens into a welcoming hallway, with stairs leading down to the living accommodation and up to the upper floor where the bedrooms are located. The hallway is spacious and filled with natural light from a side facing window, complemented by attractive décor and laminate flooring. Carpeted stairs lead down to where the bright and inviting living room sits to the front of the property and features large double glazed patio doors, opening directly onto the front patio and garden. A charming floral feature wall adds character and is complemented by neutral tones throughout. A gas fire with a white timber surround and marble back and hearth creates an attractive focal point, while a cupboard provides additional storage and houses the water tank. The living room leads through to the dining room, which offers a pleasant space for entertaining, with neutral décor, laminate flooring and a double glazed front facing window. Open access leads into the kitchen, which is fitted with a good range of wall and base units, complemented by laminate work surfaces and matching splashback areas. Integrated appliances include a four burner gas hob with chimney style extractor hood, integrated electric oven and a stainless steel sink and drainer with mixer tap over. There is space for an under counter fridge, freezer and washing machine also. The family bathroom comprises a three piece suite, including a bath with shower over, wash hand basin and WC. Shower boarding to the bathing area, recessed ceiling lighting, Karndean flooring and contemporary grey décor complete the space, while an opaque rear facing window provides natural light and privacy.

Stairs lead to the upper landing, which provides access to the bedrooms and benefits from excellent storage, including two large cupboards, one housing the Worcester boiler. There is also access to the roof space.

The property offers three good size bedrooms, each tastefully decorated and featuring carpet flooring, ceiling light fittings and central heating radiators. The two front facing bedrooms are both spacious doubles and enjoy pleasant views with one having the benefit of built in wardrobes with hanging and shelving. The rear facing bedroom overlooks the garden and also features a built in wardrobe with hanging and shelving, together with additional overhead storage.

Overall, this is a charming three bedroom home, makes an appealing choice for a range of buyers.

Room Sizes
Living Room 4.23 x 3.76
Kitchen 2.96 x 2.33
Dining Room 2.59 x 2.41
Bathroom 2.04 x 1.66
Bedroom 3.88 x 3.11
Bedroom 2.77 x 3.97
Bedroom 2.87 x 2.53

Externally
The property benefits from both front and rear private gardens. Accessed via sliding doors from the living room, the front garden features a lovely patio area, perfect for enjoying the sunshine and a tiered, low maintenance garden with seasonal flowers and shrubs that add colour. There is also a private seating area by the entrance to the property. The enclosed rear garden is equally appealing, offering a lawn, clothes drying facilities, a decking area and a shed providing useful storage. A charming summer house provides the perfect space to relax and enjoy the garden all year round, while a variety of shrubs and flowers in raised beds add the finishing touches to this spacious outdoor area.

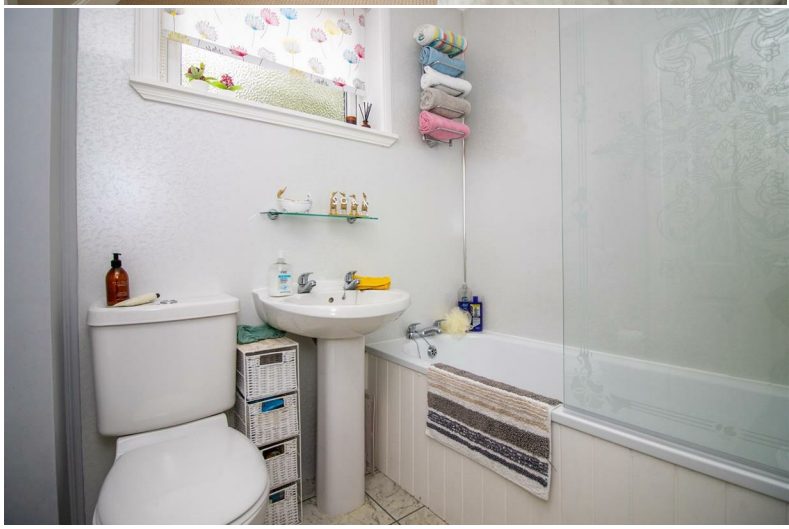
Directions
Entering Hawick on the A7 from the North, continue down Wilton Hill and take a right at the bottom of the hill onto Havelock Street. Continue forward, passing the playpark and take a left onto Havelock Bank. Follow the road around to the right and onto Silverbuthall Road and the property is located on the left hand side.
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Sales & Other Information

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

Services
Mains drainage, water, gas & electricity.











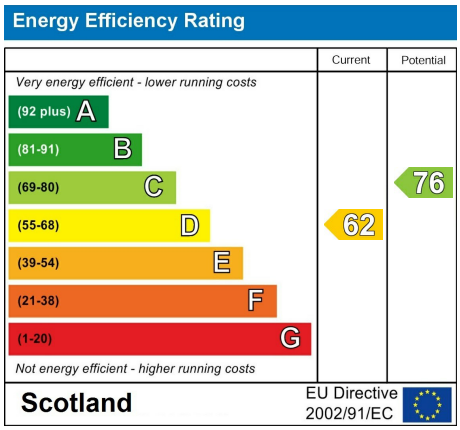


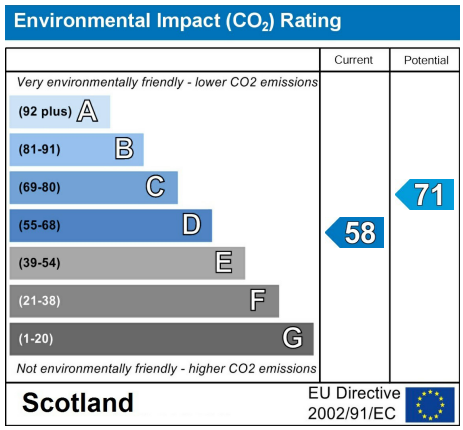
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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









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