



BANNERMANBURKE

PROPERTIES LIMITED



Damaro Braid Road, Hawick, TD9 9LZ

Offers In The Region Of £325,000



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- LARGE VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ DINING ROOM/OFFICE/BEDROOM 4 ■ THREE DOUBLE BEDROOMS ■ ENSUITE SHOWER ROOM ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRIVEWAY, GARAGE AND GARDENS

Nestled in the highly sought after Braid Road area, this attractive three bedroom detached bungalow offers spacious living accommodation with two versatile public rooms and stunning views across the town from the elevated rear garden. Recently updated in most areas with a contemporary new bathroom, ensuite, and fresh neutral décor, the property also presents an exciting opportunity for buyers to further personalise the kitchen, utility and office. Perfectly suited for those looking to downsize without compromise or an ideal family home, the property also benefits from a generous garage with power and light, along with a private driveway providing convenient off street parking.

Hawick

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

Entered from the front, the property opens into a spacious vestibule and hallway. The vestibule is bright and airy with a window to the front and large built in cupboards provide excellent storage. The L-shaped hallway provides access to all accommodation and has two central heating radiators, two ceiling lights and an access hatch to the roof space. The bright and welcoming sitting room is positioned to the front of the property, enjoying the benefit of double

aspect windows that flood the space with natural light. Decorated in soft neutral tones and finished with carpet flooring and a central heating radiator, the room feels both fresh and inviting. A striking focal point is created by the floating solid timber mantel and log burning stove set on a slate hearth.

The spacious dining kitchen offers an excellent range of floor and wall mounted units, complemented by generous work surface space. A large double glazed window to the side provides plenty of natural light, with a stainless steel sink and drainer set beneath. The room easily accommodates a dining table and chairs, with further space for a freestanding fridge freezer. Appliances include an integrated double electric oven and four burner ceramic hob. From here, there is direct access to the utility room and to the flexible dining room/office/bedroom four.

The utility room is a useful additional space with double glazed window to the rear with sink set beneath and door to the side of the property. Space and plumbing for a washing machine and tumble dryer and additional units offer storage.

The versatile dining room/office/bedroom is located to the rear with sliding doors to the rear garden. With a small bit of modification, this room could easily be used as a fourth bedroom but also ideal as a dining room, office or study.

All three bedrooms are a good size with built in storage with the master benefitting from integrated wardrobes and access to the ensuite shower room. Comprises of wash hand basin, WC and shower enclosure with chrome shower off the boiler and is tiled to full height in a neutral tile around the bathing area. Double glazed opaque window, vinyl flooring and chrome heated towel rail.

The lovely family bathroom has been recently updated and is located to the rear of the property with double glazed opaque window. Comprises of a 3pc suite of wash hand basin set in vanity furniture, WC and bath with shower above, run off the boiler. Tiled to full height around the bathing area in a neutral tile with laminate flooring, chrome heated towel rail and ceiling spotlights. An integrated cupboard provides additional storage.

Room Sizes

SITTING ROOM 5.40 x 4.17
DINING KITCHEN 5.35 x 3.00
LIVING ROOM/OFFICE/BEDROOM 4 3.90 x 2.73
DOUBLE BEDROOM 4.45 x 3.23
DOUBLE BEDROOM 3.16 x 3.22
DOUBLE BEDROOM 3.25 x 2.75
FAMILY BATHROOM 2.70 x 2.53
ENSUITE SHOWER ROOM 2.68 x 1.76

Externally

This property boasts attractive front and rear gardens, a private driveway with ample off street parking for multiple vehicles, and a generous garage complete with power, lighting, and rear access. The slightly elevated rear garden provides charming views across the town, creating a perfect spot to relax and unwind.

Directions

What3words/////usage.tomorrow.enclosing

From the High Street travelling West, take a left onto Cross Wynd and continue up the hill onto Wellogate Brae. At the top of the hill, take a left onto Braid Road. Take the next right and continue forward and Damaro lies on the right hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

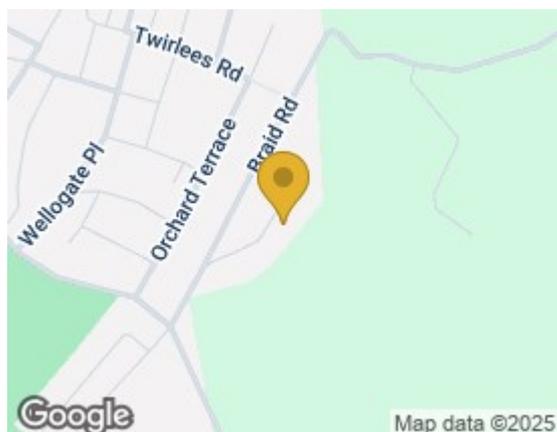
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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			
Scotland		EU Directive 2002/91/EC	
		63	75

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			
Scotland		EU Directive 2002/91/EC	
		62	71



DAMARO, BRAID ROAD, HAWICK

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