BANNERMANBURKE
PROPERTIES LIMITED



4 Fairhurst Drive, Hawick, TD9 8HS

Offers In The Region Of £125,000

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■ LARGE ENTRANCE HALL ■ SITTING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ SHOWER ROOM ■ DOUBLE GLAZING ■ GAS CENTRAL HEATING ■ FRONT AND REAR GARDENS ■ SINGLE GARAGE ■ EPC RATING C

We are delighted to present to the market this beautifully renovated three bedroom mid-terraced family home, offering stylish, modern living in a convenient location. Finished to a high standard throughout, this attractive property boasts a contemporary fitted kitchen, modern bathroom facilities and fresh, tasteful décor, creating a welcoming home that is ready to move into. Externally, the property benefits from front and rear gardens, providing ideal outdoor space, along with the added convenience of a single garage located to the rear. Ideally suited to first time buyers, couples or growing families, the property is conveniently positioned close to local amenities and benefits from a good bus service providing easy access to the town centre.

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

Entering through a uPVC door, the spacious hallway provides access to the sitting room and kitchen, with carpeted stairs leading to the upper level. A cupboard houses the electric meter and switchgear, while coat hanging facilities are also provided. Vinyl flooring offers a practical, low maintenance finish, complemented by neutral décor, a ceiling light fitting and central heating radiator.

The sitting room is a lovely light and welcoming space, featuring a large window overlooking the front garden. Freshly decorated in neutral tones, the room benefits from newly laid carpet, a ceiling light fitting and central heating radiator. The main focal point is the electric fire suite, while double doors open through to the dining kitchen, creating an ideal layout for modern family living and entertaining.

The dining kitchen is a good size, with ample space for a dining table and chairs. Windows to both the dining and kitchen areas allow natural light to fill the space. Newly fitted base and wall units are complemented by laminate work surfaces, which continue upwards to form splashback areas. Integrated appliances include a brand new single electric oven, ceramic hob with chimney style cooker hood above, and stainless steel sink with drainer and mixer tap. There is space and plumbing for a washing machine, while the combination gas boiler is neatly housed within a cabinet. Neutral décor continues throughout, with vinyl flooring flowing through from the hallway. Recessed ceiling spotlights and a central heating radiator complete the room. A door leads to a rear vestibule, which provides useful understairs storage and access to the rear garden.

Carpeted stairs lead to the upper level, where the three bedrooms and bathroom are located. A large window at the top of the staircase allows natural light to flood the area. There is also an access hatch with ladder to the roof space, providing additional storage, along with a ceiling light fitting and central heating radiator.

The property benefits from three good sized bedrooms, two of which are located to the front, with the third to the rear. All three rooms are lovely bright spaces, freshly decorated and fitted with new carpets. Each also benefits from built in storage, ceiling light fittings and central heating radiators.

Finally, the family bathroom is located to the rear and comprises a bath with thermostatic shower over, fed from the boiler, and shower boarding to the surrounding walls. There is also a WC and wash hand basin with vanity storage beneath. An opaque window allows natural light into the room, which is finished in neutral tones with vinyl flooring.

Room Sizes

SITTING ROOM 4.94 x 3.46

DINING KITCHEN 4.94 x 3.46

BEDROOM 3.76 x 2.93

BEDROOM 3.74 x 4.19

BEDROOM 3.27 x 3.46

BATHROOM 1.68 x 1.81

Externally

The property benefits from front and rear gardens, with rear vehicular access and the advantage of a single timber garage. The rear garden also benefits from clothes drying facilities.

Directions

What3words///snippets.flattery.soothing

Entering Hawick on the A7 from the north, take the exit for Burnfoot and continue along Burnfoot Road. Take the third exit onto Fairhurst Drive and the property lies on the right hand side.

Sales and other information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances.

Services

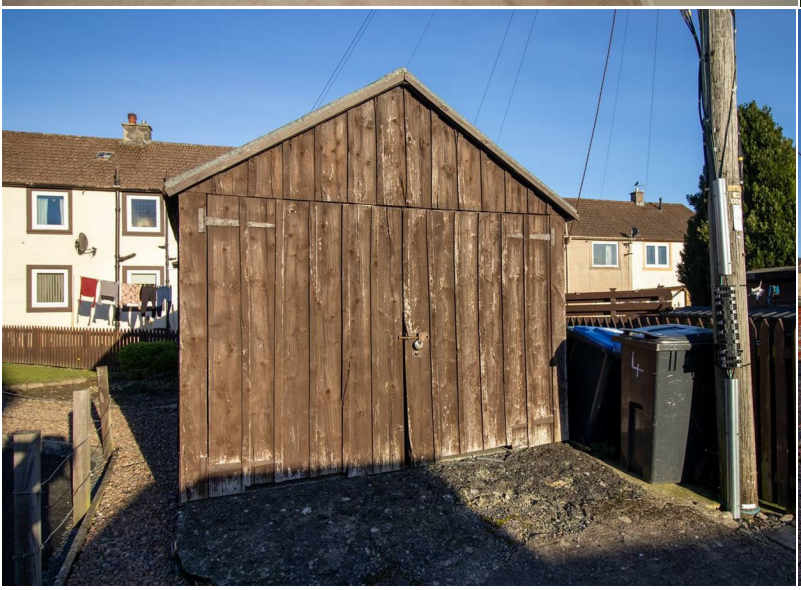
Mains drainage, water, gas and electricity.









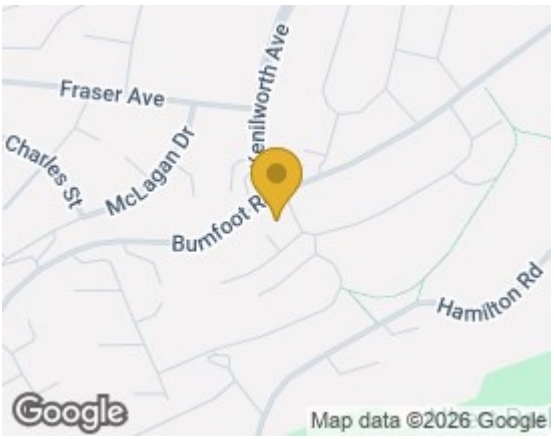


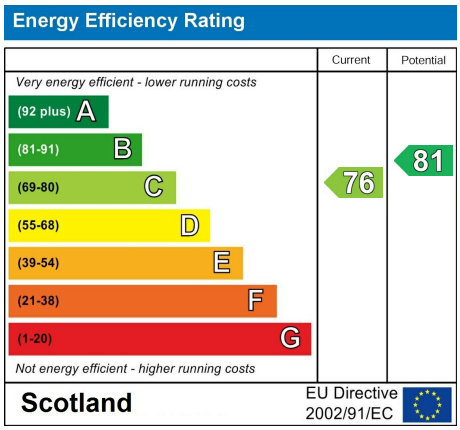


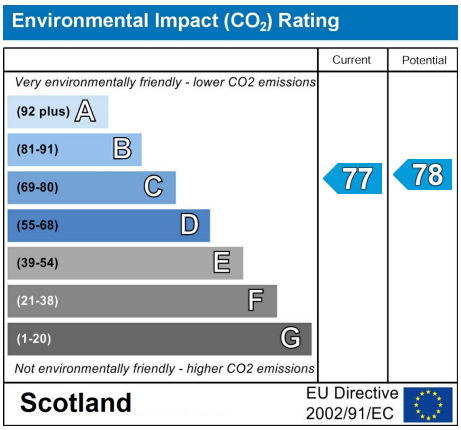
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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







4 Fairhurst Drive



Ground Floor



First Floor

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