



BANNERMANBURKE

PROPERTIES LIMITED



10/2 Park Terrace, Hawick, TD9 9JP

Offers In The Region Of £125,000



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- SITTING ROOM ■ DINING KITCHEN ■ FAMILY BATHROOM ■ THREE BEDROOMS ■ UTILITY ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ OFF STREET PARKING FOR TWO VEHICLES ■ PATIO AND CLOTHES DRYING FACILITIES ■ TWO PRIVATE CELLAR ROOMS AND SHARED CELLAR ROOM ■ EPC RATING D

We are delighted to offer for sale this stunning three bedroom property, ideally situated within the ever popular 'Terraces' area of Hawick, conveniently close to the town centre and a range of local amenities. The property is beautifully presented throughout in fresh, neutral tones, complemented by modern and contemporary kitchen and bathroom fittings. Off street parking for two vehicles is a great advantage, along with a private patio area and dedicated clothes drying facilities. Additional storage is available via two private cellar rooms, along with access to a shared cellar.

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 via a covered porch and double glazed

door into the welcoming entrance hall which is freshly decorated in neutral tones with laminate flooring. The hallway provides access to the dining kitchen, large sitting room and utility room and offers two cupboards under the stairs for storage.

The dining kitchen is a lovely bright room with double glazed window allowing lots of natural light through. Good range of floor and wall units in cream with ample work surface space and white tiling to splashback areas. One and a half bowl stainless steel sink and drainer with mixer tap, single built in electric oven and four burner ceramic hob with extractor above. There is space for a free standing fridge freezer and ample room for a table and chairs. A central heating radiator, ceiling spotlight fitting and warm neutral décor complete the space.

To the rear of the property is a beautiful and spacious sitting room, featuring period details such as deep skirtings, high ceilings, an impressive bay window, and tasteful décor. The main focal point of the room is the timber fire surround with gas fire inset creating a comfortable and inviting atmosphere. Recessed display unit with cupboard below for storage adds further character.

A carpeted staircase leads to the upper landing which gives access to three bedrooms and family bathroom. All three bedrooms offer superb views over the town and surrounding countryside from the double glazed windows and are tastefully decorated in neutral tones with feature walls, have carpet to floor, central heating radiators and ceiling light fittings. One room benefits from a built in wardrobe offering hanging and shelving.

The family bathroom is a good size and comprises a four piece suite of wash hand basin, WC, bath and double walk in shower enclosure with electric shower inset. Shower boarding makes for easy cleaning and a shelved cupboard provides good storage. A chrome heated towel rail, timber effect vinyl flooring and recessed ceiling spotlights finish this charming light filled room.

Room Sizes

SITTING ROOM 4.77 x 4.88

DINING KITCHEN 2.35 x 4.50

UTILITY ROOM 2.12 x 1.45
BEDROOM 4.55 x 2.53
BEDROOM 4.58 x 2.12
BEDROOM 2.00 x 3.20
BATHROOM 3.10 x 2.45

Externally

Externally the property benefits from off street parking for two vehicles, private patio area and clothes drying facilities, all bounded by fencing and hedging. A large cellar provides good storage in the form of two private outhouses and a shared outhouse.

Sales and Other Information

Directions

From the High Street travelling West, take a left onto O'Connell Street and follow the road around to the right. Take a left on to Loch Park Road and continue up to Lockhart Place taking a right at the junction. The property lies on the right hand side at the end of the street.

What3words///means.dignify.makeup

Fixtures and Fittings

All carpets, floor coverings, integrated appliances and light fittings 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		
	62	69
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		
	59	68
Scotland	EU Directive 2002/91/EC	

10/2 Park Terrace



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