



BANNERMANBURKE

PROPERTIES LIMITED



3 Southfield Farm Cottage, Hawick, TD9 0PE

Offers In The Region Of £240,000



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■ ENTRANCE VESTIBULE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ SHOWER ROOM ■ 3 DOUBLE BEDROOMS (ONE CURRENTLY THE LOUNGE) ■ GATED GARDEN GROUND WITH PARKING FOR SEVERAL VEHICLES ■ PRIVATE PATIO ■ IDYLIC RURAL SETTING ■ EPC RATING D

Nestled within the beautiful Scottish Borders countryside just 3 miles south of Hawick, this idyllic end of terrace 3 bedroom cottage offers a wonderful blend of rural charm, modern efficiency, and flexible living accommodation. Enhanced by energy efficient solar panels and an air source heat pump, the cottage combines character with contemporary sustainability. Outside, the beautifully maintained garden provides a tranquil setting to enjoy the surrounding scenery, while the gated driveway offers private off street parking. To the rear, a secluded patio creates the perfect space for al fresco dining, relaxation, and taking in the peaceful countryside surroundings.

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 from Property

Selkirk 16 miles, Jedburgh 18 miles, Kelso 24 miles, Galashiels 22 miles, Melrose 23 miles, Newtown St Boswells 23 miles, Carlisle 44 miles, Edinburgh 59 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 from the front into a vestibule and hallway, where a carpeted stairs lead to the upper level and has storage beneath. The hallway is decorated in neutral tones with Karndean flooring, vertical central heating radiator and ceiling light. The ground floor level houses the lounge (or bedroom 3), sitting room, kitchen and bathroom, with two further bedrooms on the upper level, making this home flexible in use to suit a variety of individual

or family requirements. The bright and airy lounge is located to the front of the property where double glazed windows allow good natural light through and offer stunning views. The main focal point of the room is the horseshoe cast iron fireplace and neutral tone décor and carpet flooring complete the space. This versatile room could easily be used as a third bedroom with ample space for bedroom furniture.

To the front also is the warm and inviting sitting room, again offering beautiful views via double glazed window with deep sills. Decorated in neutral tones, with an exposed brick wall a striking feature, and Karndean flooring. The main focal point of this room is the log burning stove set on a tiled hearth with timber surround. There is access to a large pantry/plant room with window, that houses the Air Source Heat Pump and Solar Panels mechanisms, and provide additional storage. Access to the kitchen is from here also.

The kitchen is to the rear and is double aspect with windows to the rear and side and a large Velux to the roof, making this room very light and bright. Good range of floor and wall mounted units in cream with ample work surface space and boarding to splashback areas. Space and plumbing for a washing machine, under counter fridge and electric cooker with cooker hood above. A porcelain sink and drainer sits beneath the window providing lovely views. Neutral tones, vinyl flooring and vertical central heating radiator finishes the room. A door leads through to the rear hallway where there is access to the rear patio and access to the shower room.

Comprising of a 3pc suite of wash hand basin with storage below, WC and shower enclosure, the shower room is both stylish and contemporary. The shower enclosure has aqua boarding to full height for ease of maintenance and houses an electric shower. A double glazed opaque window allows natural light through. Decorated in neutral tones with a chrome heated towel rail and vinyl flooring.

Two good sized bedrooms are located on the upper level, both with carpet flooring, neutral tones, central heating radiators and double glazed windows providing gorgeous views. Viewing is a must to fully appreciate this warm and cosy cottage that has been maintained to an exceptional standard.

Room Sizes

SITTING ROOM/3RD BEDROOM 4.78 x 4.00
LIVING ROOM 4.96 x 4.24
KITCHEN 3.10 x 2.25
SHOWER ROOM 1.30 x 1.90
BEDROOM 3.77 x 4.20
BEDROOM 3.86 x 3.87

Externally

To the front of the property, a beautifully maintained lawn offers clothes drying facilities and flanks the gated driveway, which offers parking for several vehicles. Mature shrubs, plants, and trees provide seasonal colour and dry stone walls and fencing define the boundaries, a log store is neatly tucked away to the side. A pathway leads to the rear, where a secluded patio creates the perfect setting for al fresco dining, allowing you to enjoy the stunning countryside views and the gentle sound of the nearby stream. A large shed provides good storage.

Directions

From Hawick High Street take a left onto the Howgate and continue up the Loan then onto Rosebank Road, continue heading out of town on this road for approx. 3 miles and turn right for Southfield and continue on for approx. 0.5 miles, the property is on the right just as you turn the corner.

what3words///example.dairy.accompany

Sales & Other Information

Fixtures & Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Air source heat pump, solar panels (feed back to the grid), mains water supply and septic tank drainage.



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		
	64	67
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		
	90	91
Scotland	EU Directive 2002/91/EC	



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