



BANNERMANBURKE

PROPERTIES LIMITED



5 Green Terrace, Hawick, TD9 0JG

Offers In The Region Of £95,000



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■ COVERED PORCH ■ HALLWAY ■ LIVING ROOM ■ KITCHEN ■ SHOWER ROOM ■ 3 DOUBLE BEDROOMS ■ PRIVATE GARDEN WITH DECKING AREA AND LAWN ■ PRIVATE OUTHOUSE AND CELLAR ■ LOVELY VIEWS OF TOWN AND COUNTRYSIDE ■ EPC RATING D

We are delighted to bring to market this spacious and bright second floor three bedroom flat, situated in the popular West End of town. Boasting lovely views and generous living accommodation throughout, this property offers the perfect balance of comfort and convenience. Further benefits include a private garden with decking, providing a fantastic outdoor space for relaxing or entertaining, as well as an outhouse and good sized cellar offering excellent additional storage. Ideally positioned close to both a primary and secondary school, the town centre, and a wide range of local amenities, it presents an excellent opportunity for families, first time buyers, down sizors 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 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

Accessed via a covered porch serving just two properties, with the added benefit of convenient access to the rear garden, a timber and glazed door leads to an internal staircase rising to a bright and inviting hallway. Finished in fresh neutral tones with half height

timber panelling and cottage style timber doors throughout, this space perfectly introduces the character and warmth found across the property. A large double glazed window allows light to pour in, while a partially floored loft space provides excellent additional storage. To the front, the generous living room enjoys elevated views across the town through an expansive window that spans the width of the room, creating a wonderful sense of openness. The tasteful décor, featuring a green accent wall, enhances the calm and contemporary feel. An attractive electric fire suite forms a cosy focal point, the perfect setting for relaxing evenings.

The kitchen is positioned to the rear, offering ample space for dining table and chairs (included in the sale). A range of neutral floor and wall units provides excellent storage, complemented by coordinating worktops continuing up to form splashbacks for a seamless finish. Integrated appliances include a fridge freezer, electric oven, and four burner gas hob with chimney style hood, while the washing machine is also included in the sale. Two generous pantry cupboards add further storage and house the Vaillant gas boiler. The warm toned décor and timber effect flooring create an inviting space ideal for everyday family life.

The contemporary shower room has been thoughtfully finished with sleek tile effect boarding and striking black hardware, creating a modern yet timeless aesthetic. A vanity unit with integrated WC and wash hand basin offers good storage, while a black heated towel rail and recessed spotlights finish the look.

The property boasts three well proportioned double bedrooms, offering flexibility for families, guests, or home working. The principal bedroom is calm and welcoming, with fitted wardrobes seamlessly integrated into the décor. The two additional bedrooms also benefit from fitted storage and enjoy pleasant outlooks, making them bright and versatile spaces.

With gas central heating, double glazing, and ceiling light fittings throughout, this beautifully light filled home combines stylish finishes with highly sought after outdoor space, offering an exceptional opportunity for buyers seeking comfort and convenience.

Room Sizes

ENTRANCE STAIRWAY 5.324 x 00.947

HALLWAY 5.82 x 1.42

LIVING ROOM 4.9 x 3.66

KITCHEN 2.86 x 3.44

SHOWER ROOM 2.19 x 2.24

BEDROOM 2.68 x 3.70
BEDROOM 4.06 x 2.77
BEDROOM 3.67 x 2.69
CELLAR 5.9 X 1.77

Externally

To the rear, the private garden offers a decked seating area perfect for outdoor dining and entertaining, alongside a lawn offering clothes drying facilities. Bordered by mature shrubs and trees, the garden enjoys all day sunshine.

A handy access path leads directly from the property to Gladstone Street and onwards to The Loan, providing a safe and easy route to the local primary school, ideal for families.

Completing the outdoor space, a substantial cellar and separate outhouse provide excellent additional storage.

Directions

From the High Street travelling West, take a left onto Howgate and travel up through Drumlanrig Square onto the Loan, take a right onto Drumlanrig Place and a right again onto Green Terrace, the property is halfway down on the right hand side.

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Sales & Other Information

Fixtures & Fittings

All floor coverings, carpets, light fittings, washing machine & integrated appliances included in the sale.

Services

Mains gas, electric, water & 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		
	63	64
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		
	60	60
Scotland	EU Directive 2002/91/EC	

5/3 Green Terrace



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