BANNERMANBURKE
PROPERTIES LIMITED



16 Weensgate Drive, Hawick, TD9 9PF

Offers In The Region Of £260,000

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▪ SITTING ROOM▪ DINING ROOM▪ DINING KITCHEN ▪ THREE DOUBLE BEDROOMS▪ SHOWER ROOM▪ ENSUITE SHOWER ROOM ▪ GAS CENTRAL HEATING AND DOUBLE GLAZING▪ BEAUTIFUL LANDSCAPED GARDENS▪ TWO GARAGES ▪ AMPLE OFF STREET PARKING

Early viewing is highly recommended to appreciate this lovely detached three bedroom family home, which offers two public rooms, together with the added benefit of two garages and driveway parking. Presented for sale in very good order throughout, the property provides well appointed and flexible accommodation, ideally suited to a variety of purchasers and lifestyle needs.
Externally, the garden grounds have been beautifully landscaped with ease of maintenance in mind, incorporating an attractive selection of trees and shrubs, several patio areas and a charming bridge-style walkway. The gardens provide a lovely outdoor space to enjoy throughout the year.

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

The property is entered from the front via double glazed door into an entrance vestibule and hallway, where all ground floor accommodation can be accessed. To the front is the inviting sitting room, with double aspect windows to the front and side, allowing lots of natural light through. Decorated in neutral tones with carpet flooring, the main focal point of the room is the timber fire surround with marble back and hearth and electric fire inset. A recessed display area provides storage.
The dining kitchen is located to the rear, again with double aspect windows, and door to the utility area and outdoors. Good range of floor and wall mounted units with ample worksurface space and tiling to splashback areas. Well equipped, the kitchen benefits from an integrated single electric oven, ceramic hob, fridge freezer and dishwasher with two large larder cupboards providing excellent storage. A one and a half bowl porcelain sink and drainer sits beneath the window to the rear. Ample space for a dining table and chairs. Neutral décor, vinyl flooring, recessed spotlights and central heating radiator completes the space.
A door from the kitchen, leads through to the utility area where there are additional units, space and plumbing for a washing machine, double glazed window and door to the rear garden.
Also on the ground floor is the spacious shower room comprising of WC, wash hand basin set within vanity furniture and double walk in shower enclosure with chrome shower run from the boiler. Tiled to full height in a lovely neutral tile with shower boarding to the shower enclosure. Heated towel rail, double glazed opaque window and vinyl flooring.
A ground floor bedroom is a great advantage and located to the front of the property with a double glazed window overlooking the front garden, and central heating radiator set beneath. A good range of built in wardrobes provide excellent hanging and shelving space.
Finally on the ground floor is the dining room, which gives access to the upper level via a timber staircase. This versatile room is flexible in use, to suit many different needs. Located to the rear with double glazed window overlooking the rear garden, central heating radiator and neutral décor. An under stairs cupboard provides additional storage.
The upper level houses two further double bedrooms, one with ensuite shower room. Both bedrooms are generous in size with Velux style windows, neutral décor, carpet flooring and built in shelving. The ensuite shower room comprises of a 3pc suite of wash hand basin, WC and shower enclosure with thermostatic shower run off the boiler. A large cupboard houses the gas boiler.

Room Sizes

SITTING ROOM 3.40 x 4.83
DINING ROOM 3.83 x 3.45
DINING KITCHEN 3.43 x 4.82
BEDROOM 3.70 x 3.78
SHOWER ROOM 2.05 x 2.20
BEDROOM 3.54 x 3.30

BEDROOM 3.50 x 3.97
ENSUITE SHOWER ROOM 1.41 x 2.34
GARAGE 1: 7.03 x 2.75
GARAGE 2: 6.13 x 3.44

Externally

The garden grounds have been thoughtfully landscaped to create an attractive, well maintained and easily managed outdoor space. Beautifully presented, the gardens offer a lovely variety of established trees, shrubs and colourful planting, with areas of lawn complemented by gravelled sections, raised flowerbeds and attractive paved pathways. There are several patio areas, providing ideal spots for outdoor seating and entertaining, together with a timber footbridge adding an attractive feature to the landscaped garden.

The property also benefits from ample off street parking, with driveway access providing generous parking provision alongside the garages. Both garages have power and light and electric roller doors.

Directions

What3words///roughest.festivity.released

From the Mart Street roundabout, take the exit for Weensland Road and continue along, taking the fourth exit on the right, onto Weensgate Drive. Continue forward and the property is the last one on the right hand side.

Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.











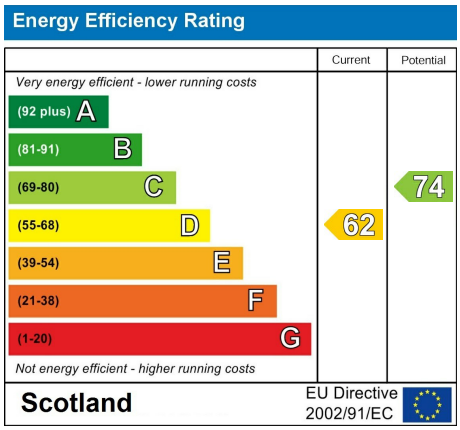


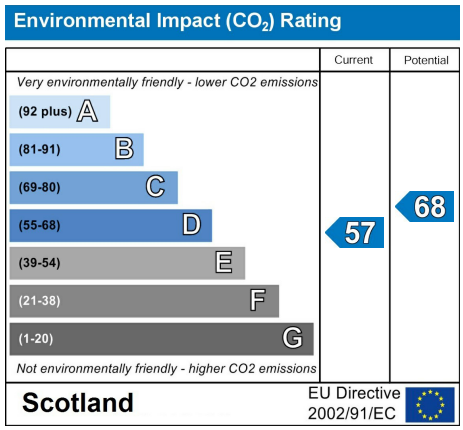
Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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









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