



BANNERMANBURKE

PROPERTIES LIMITED

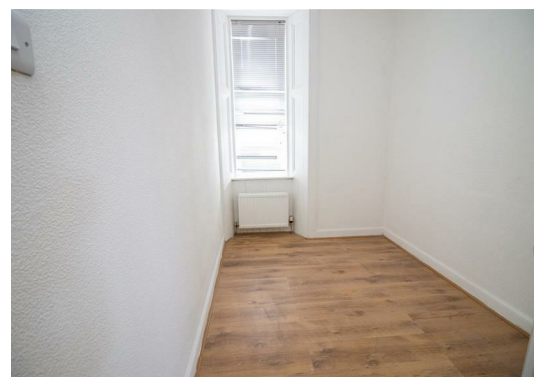


6/1 Rosevale Street, Hawick, TD9 8AD

Offers In The Region Of £65,000



This well presented two bedroom ground floor flat offers convenient and modern living. Recently refreshed throughout, the property features a newly installed kitchen and tasteful neutral décor, creating a move in ready space and excellent investment opportunity. Located close to the town centre, a main bus stop and all local amenities, this property is ideal for first time buyers, downsizers, or investors. A shared courtyard to the rear offers clothes drying facilities and private outhouse.



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 its 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 communal entrance, the flat is positioned on the ground floor to the left. A solid timber door with glazed panel above opens into the hallway, providing access to all rooms. Decorated in neutral tones with laminate flooring, ceiling light fitting, central heating radiator, thermostat, and electric meter and switch gear located at height.

To the rear, the spacious living room benefits from good natural light from a large double glazed window, while a recessed area, dado rail and high skirtings add character. Decorated in neutral tones with carpet to floor, a central heating radiator and ceiling light fitting finish this space. The adjoining kitchen is light and bright with white décor and vinyl flooring, benefitting from two double glazed windows and fitted with a range of contemporary white wall and base units, laminate worktops, and an integrated electric oven with four burner gas hob. Additional features include a stainless steel sink with mixer tap, space and plumbing for appliances, and a wall mounted Glow worm boiler.

The centrally located shower room has neutral décor with patterned vinyl to floor and comprises of a shower enclosure with chrome dual head shower, WC, and wash hand basin set within a vanity unit offering useful storage.

Both bedrooms are situated to the front of the property and are again decorated in fresh neutral tones with laminate to floor. The single bedroom offers flexibility as a home office or guest room, while the generous double bedroom features attractive corning, deep skirting, panel detail around the window, and a traditional Edinburgh press cupboard providing shelving.

Overall, this property offers comfortable, low maintenance living in move in ready condition.

Room Sizes

Hallway 1.4 x 2.6

Kitchen 2.3 x 2.6

Living Room 3.8 x 4.5

Shower Room 1.4 x 2.0

Bedroom 2.1 x 2.8

Bedroom 3.2 x 4.0

Externally

To the rear of the property a shared courtyard offers clothes drying facilities and a private outhouse.

Directions

Heading into Hawick on the A7 from the north, head down Wilton Hill, take the first exit at the roundabout onto Mansfield Road, Rosevale Street is the third exit on the left and the property is on the right.

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Sales & Other Information

Fixtures & Fittings

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

Services

Mains drainage, water, gas & electricity.

Important:

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