



BANNERMANBURKE

PROPERTIES LIMITED



Dean Law Chesters, Hawick, TD9 8TH

Offers In The Region Of £400,000



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- OPEN PLAN SITTING ROOM AND DINING ROOM ■ KITCHEN ■ UTILITY ROOM ■ MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE ■ TWO FURTHER DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ ELECTRIC HEATING AND OIL FED RAYBURN ■ DOUBLE GARAGE, WORKSHOP, OUTHOUSE AND LARGE COVERED STORAGE AREA ■ MANICURED GARDENS AND PATIO AREAS ■ PICTURESQUE SETTING WITH STUNNING VIEWS

Dean Law is a truly exceptional property and one not to be missed. This immaculate three bedroom detached bungalow offers spacious accommodation, including two bathrooms, and is presented to an outstanding standard throughout. The beautifully maintained gardens feature manicured lawns and a wonderful variety of mature shrubs, providing spectacular seasonal colour year round. The property also benefits from a double garage with electric roller doors, a workshop, outhouse, and large covered storage area. The property enjoys breathtaking far reaching views that stretch for miles, making this a rare opportunity to acquire a home in an enviable setting.

The Village

Chesters is a small, rural village in the Scottish Borders, located near Hawick and Jedburgh. It's situated on the A6088, about 5 miles from the English border and the A68. The village is known for its peaceful, rural setting surrounded by rolling hills and open countryside. The nearest town to Chesters is Hawick, which is a 15 minute drive away with Jedburgh 20 minutes.

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

Hawick 10 miles, Jedburgh 8 miles, Kelso 21 miles, Galashiels 25 miles, Melrose 21 miles, Carlisle 48 miles, Edinburgh 63 miles, Newcastle 44 miles

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6 and the A68 to Newcastle and the A1. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Newcastle and Edinburgh.

The Property

The property is entered via a double glazed front door into a welcoming entrance vestibule, which leads through to the central hallway. From here, all accommodation is easily accessed. The hallway also benefits from excellent storage, with a large built in cupboard providing both hanging space and shelving.

The impressive open plan sitting and dining room is undoubtedly one of the standout features of the property, offering a real sense of space and style.

This generously proportioned room benefits from a double aspect layout, with double glazed windows and patio doors to both the front and side, flooding the space with natural light and framing the spectacular far reaching views. High ceilings further enhance the bright, airy feel of the room.

The focal point of the room is the attractive pellet fed stove, set within a beautiful timber surround with a tiled hearth and back, creating a warm and inviting setting. The raised dining area adds character and interest to the space, providing an ideal area for entertaining while enjoying the stunning outlook. From the dining area, there is convenient access to the kitchen.

Positioned to the side of the property, the welcoming kitchen is centred around a gravity fed oil fired Rayburn, providing both warmth and cooking facilities. This bright and airy room enjoys lovely views over the garden through a double glazed window and offers ample space for a breakfasting table and chairs. A large pantry cupboard provides excellent storage, complemented by a good range of wall and base units, generous worktop space, tiled splashback areas, and Karndean flooring. The sink and drainer are conveniently positioned beneath the window, with space for a fridge and microwave. A door leads into the utility room, situated to the rear of the property, with an external door providing access to the rear garden. The room is well equipped with space and plumbing for a washing machine, dishwasher, and fridge freezer, and also houses the floor standing oil fired boiler. A double glazed window provides natural light, with a Belfast sink positioned beneath. Additional features include a traditional ceiling mounted pulley clothes drying system and a range of coat hooks.

All three bedrooms are generously proportioned double rooms, each benefiting from built in storage. The principal bedroom is particularly impressive in size and features a walk in wardrobe along with a private ensuite shower room. The shower room comprises of a 3pc suite of wash hand basin, set in vanity furniture, WC and double walk in shower enclosure with chrome shower run off the boiler. A double glazed opaque window provides natural light and a chrome heated towel rail, shower boarding and vinyl flooring complete the space.

Finally, the family bathroom is particularly spacious, featuring a corner bath with an electric shower overhead, twin wash hand basins with storage units beneath, and a WC. An opaque double glazed window provides natural light and privacy, while a heated towel rail, radiator and fitted carpet complete this comfortable and practical space.

Room Sizes

SITTING ROOM 5.52 x 5.31

DINING ROOM AREA 3.02 x 5.31

KITCHEN 4.38 x 3.11

UTILITY ROOM 1.65 x 4.15

MASTER BEDROOM 5.50 x 4.00

ENSUITE SHOWER ROOM 2.41 x 1.77

FAMILY BATHROOM 3.14 x 2.96
BEDROOM 3.10 x 3.10
BEDROOM 3.14 x 3.00
WORKSHOP 6.65 x 3.23
DOUBLE GARAGE 5.30 x 5.10

Externally

Externally, the property is set within beautifully landscaped gardens featuring an impressive selection of mature trees and shrubs, creating a picturesque and private setting. A variety of patio areas are perfectly positioned to enjoy the sunshine throughout the day, while traditional dry stone dyke walls add character and charm to the grounds. There is ample parking for several vehicles, together with an integrated outhouse, double garage with electric roller doors, workshop with power and light, and large lean-to/storage area, providing excellent storage and workspace options. Magnificent views can be appreciated from all areas of the garden, enhancing the property's exceptional appeal. Outside lighting and a water tap complete the external features.

Directions

What3words///called.kilts.rant

Travelling South from Hawick, the property is located on the left hand side before you enter the Village of Chesters.

Sales and Other Information

Fixtures and Fittings

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

Services

Septic tank drainage, mains water, electricity, oil.



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			80
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

DEAN LAW, CHESTERS



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