



BANNERMANBURKE

PROPERTIES LIMITED



Millar's Cottage Hassendeanburn, Hawick, TD9 8RU

Offers In The Region Of £220,000



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■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ OIL CENTRAL HEATING ■ OFF STREET PARKING AND DEDICATED PARKING SPACE ■ GARDEN AND DECKING ■ SEPTIC TANK DRAINAGE ■ SEMI RURAL LOCATION ■ EPC RATING D

Nestled amongst mature trees in a peaceful semi rural setting, Millar's Cottage offers the perfect blend of countryside living with the convenience of nearby amenities. Ideally located just a short drive from the charming village of Denholm and the larger towns of Hawick and Jedburgh, the property enjoys a tranquil yet accessible location. This delightful end terraced two bedroom cottage is full of character and warmth, providing flexible accommodation to suit a variety of purchasers, whether as a permanent home, holiday retreat or downsizing opportunity. Presented for sale in very good order throughout, the property further benefits from generous off street parking, a dedicated parking space and attractive garden grounds, complete with a decking area ideal for relaxing or entertaining outdoors.

Hawick

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.

Hawick Distances

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 via a timber and glazed high security door, leading into the impressive and spacious dining kitchen. This double aspect room benefits from windows to both the front and side, creating an excellent space for entertaining, with ample room for a large dining table and chairs. A good range of floor and wall mounted units extends along both walls, complemented by generous black granite work surfaces, providing both style and practicality. The kitchen is well equipped with single built in electric oven and four burner hob, space and plumbing for a dishwasher, washing machine and space for an American style fridge freezer (all included in the sale with no warranties given). The floor standing oil boiler is neatly housed in unit in here also. A quirky ceiling mounted pulley system adds an interesting character feature, while the kitchen is finished with solid wooden flooring, a central heating radiator and ceiling spotlights.

A hallway leads from the dining kitchen through to the sitting room, with the family bathroom conveniently accessed directly from the hallway.

The family bathroom comprises a 3pc suite including a wash hand basin, WC and corner bath, with a thermostatic shower over the bath. The room is finished with full height white tiled walls, contrasting black tiled flooring and a chrome heated towel rail.

Entering the sitting room from the hallway, this bright and welcoming room benefits from patio doors opening onto the decking, together with double glazed windows to the side. A log burning stove creates a cosy focal point, complemented by exposed stone walls and an impressive staircase rising to the upper level. A large cupboard beneath the stairs provides excellent additional storage.

The upper level landing is bright and airy, enhanced by two large Velux windows which flood the space with natural light. Generously proportioned, this versatile area would make an ideal reading nook or could easily accommodate a desk, creating a useful home office space. Two cupboards provide excellent additional storage. Both bedrooms are double rooms with large Velux windows allowing lots of natural light through. Both benefit from laminate flooring, central heating radiators and ceiling lights, with ample space for bedroom furniture.

Room Sizes

SITTING ROOM 5.00 x 5.00

DINING KITCHEN 5.65 x 4.46

BATHROOM 1.50 x 3.27

DOUBLE BEDROOM 4.25 x 4.40

DOUBLE BEDROOM 2.94 x 4.93

Externally

Externally, the property is set within a charming courtyard of similar properties, nestled amongst mature trees and offering a peaceful, leafy setting. There is convenient off street parking directly outside the property, together with a further dedicated parking space. Accessed from the sitting room, the decking provides a lovely spot for al fresco dining and outdoor relaxation, while a small garden area is ideal for potted plants and adding a touch of colour. The property also benefits from a larger wooded area, adding to the sense of privacy and providing an attractive natural setting.

Directions

Leaving Hawick from Burnfoot Road, travel for approx 2.7 miles, keeping straight (or to the left) at the junction and not following the road down to Hornshole. Take a right into Hassendeanburn and the property lies on the right hand side.

[What3words:///stripped.emeralds.festivity](https://www.what3words.com/stripped.emeralds.festivity)

Sales & Other Information

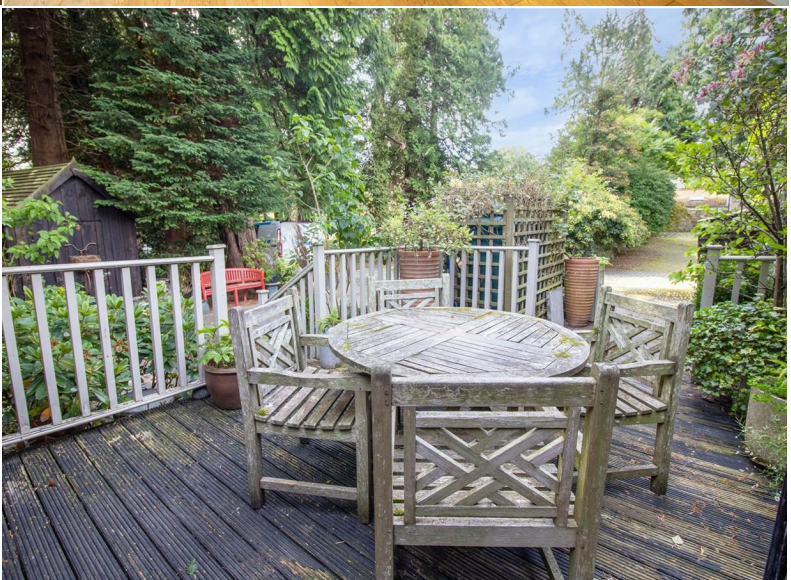
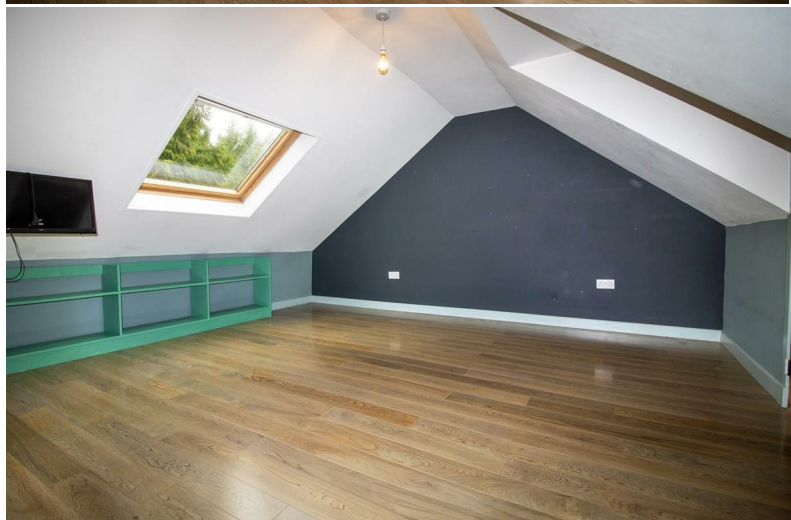
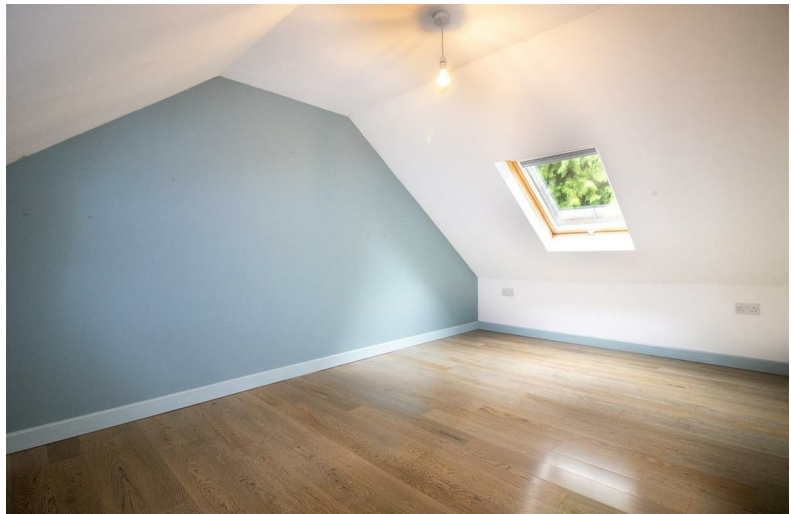
Please note this property cannot be used as a commercial holiday let or Airbnb but may be used as a private holiday home.

Fixtures & Fittings

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

Services

Mains water, electricity and septic tank drainage. Oil central heating,



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		
	61	76
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		
	54	68
Scotland	EU Directive 2002/91/EC	



Ground Floor



First Floor

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