



# BANNERMANBURKE

PROPERTIES LIMITED



**12 Trevelyan Terrace, Hawick, TD9 0AZ**

**Offers In The Region Of £105,000**



# 12 Trevelyan Terrace, Hawick, TD9 0AZ

## Offers In The Region Of £105,000



- ENTRANCE HALL
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CH/DG
- PRIVATE FRONT GARDEN
- VERY LARGE INTEGRATED OUTHOUSE
- COMMUNAL DRYING AREA TO REAR
- EPC RATING C

This beautifully presented two bedroom terraced home is situated in the highly sought after West End area of town. Conveniently located within walking distance of the town centre and local amenities, this property is in immaculate condition and offers excellent storage and lovely views. Ideal for first time buyers, investors, or those looking to downsize. The property benefits from gas central heating and double glazing throughout and a private front patio featuring an exceptionally spacious outhouse with power supply.

### 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

The property is entered via a double glazed UPVC front door into the welcoming entrance hallway. The upper level hosts the open plan living/dining room and kitchen, while carpeted stairs lead down to the lower level where the bathroom and two double bedrooms are located. The spacious sitting room with dining area is filled with natural light from two large double glazed windows, offering beautiful views across the town. An open archway subtly separates the living and dining spaces, creating plenty of room for both lounge and dining furniture. The white timber fire surround with electric fire provides an attractive focal point, while neutral décor and feature patterned walls to either side of the room give a warm and cosy atmosphere. Two ceiling light fittings, cornice detailing and central heating radiators complete the space.

Positioned to the front of the property, the bright kitchen overlooks the patio through a double glazed window. Fitted with a good selection of white wall and floor mounted units complemented by new grey granite effect worktops and white tiled splashback. Integrated appliances include a recently installed single electric oven, induction hob with integrated extractor over, and a new stainless steel sink with mixer tap. There is also space for a small table and chairs. A large walk in utility cupboard houses the Worcester gas boiler (installed in 2024) and provides plumbing and space for a washing machine, along with additional shelving for storage.

The lower level gives access to two well proportioned double bedrooms and the bathroom, along with two generous storage cupboards, one housing the electric meter and switch gear. Both bedrooms are tastefully decorated in neutral tones with carpet flooring, ceiling light fittings and central heating radiators. One bedroom benefits from built in wardrobes with hanging and shelving space and access to the communal drying area via a double glazed door. The bathroom features a three piece suite comprising wash hand basin, WC, and bath with chrome shower powered from the boiler. Finished with full height wall tiling in an attractive grey tile, vinyl flooring, mirrored wall mounted cabinet and a chrome heated towel rail, the bathroom is both modern and practical.

## Room Sizes

Sitting Room/Dining Room 6.25 x 3.00

Kitchen 3.00 x 2.65

Double Bedroom 3.20 x 4.00

Double Bedroom 3.00 x 4.00

Bathroom 2.03 x 1.65

## Externally

To the front of the property is a private patio area with clothes drying facilities and easy to maintain tiered garden laid with decorative stones. A large integrated outhouse with power provides excellent storage or workspace. To the rear, a shared communal area offers further clothes drying facilities.

## Directions

From the High Street travelling West, turn on to the Howegate and continue on to Drumlanrig Square and the Loan. Turn right on to Drumlanrig Place and continue on to Trevelyan Terrace. The property lies on the right hand side.

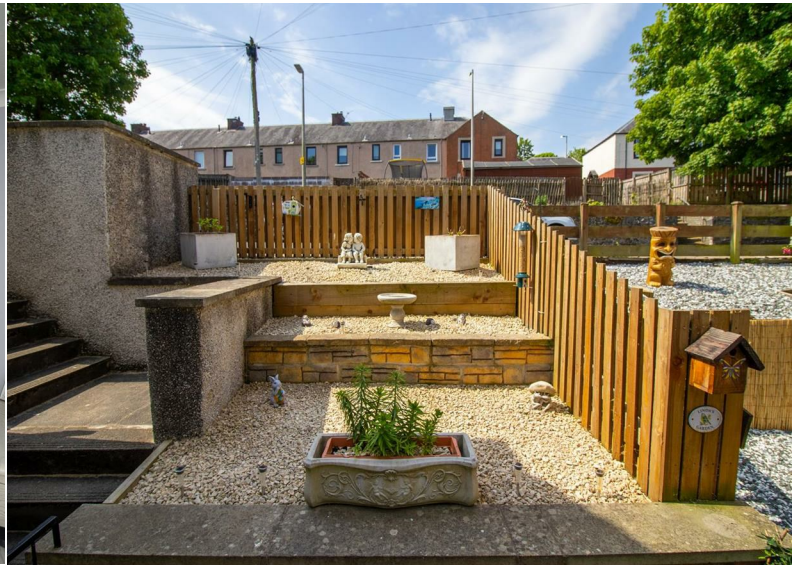
## Sales and other information

### Fixtures and Fittings

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

### Services

Mains drainage, water, gas and electricity.



**Offers:**

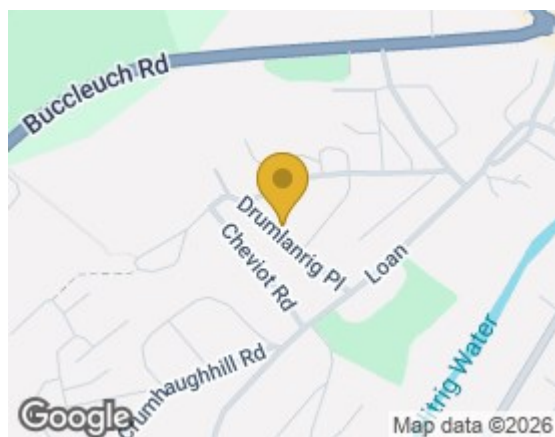
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

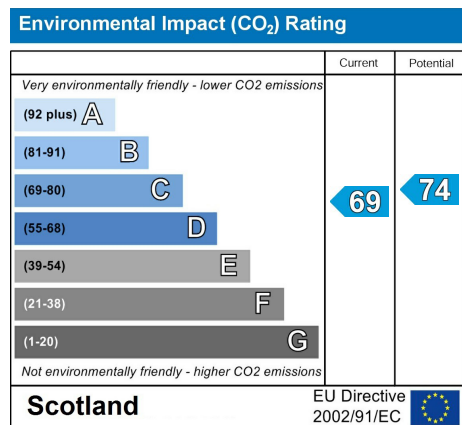
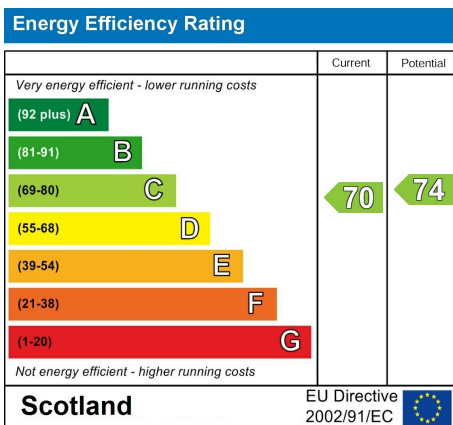
Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

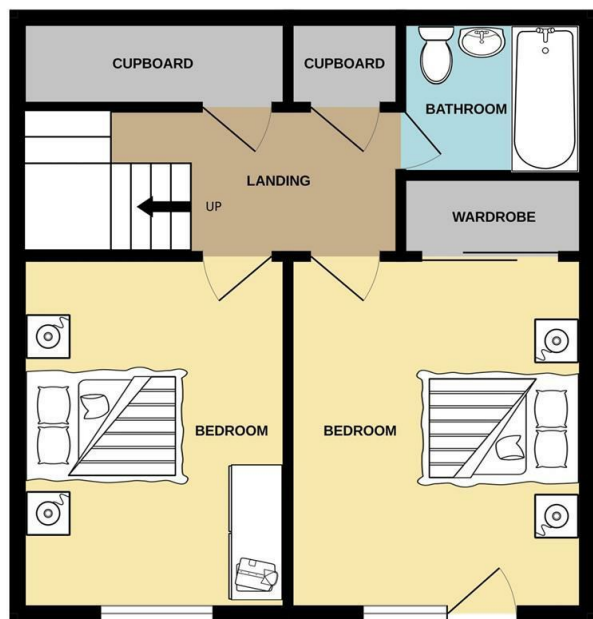
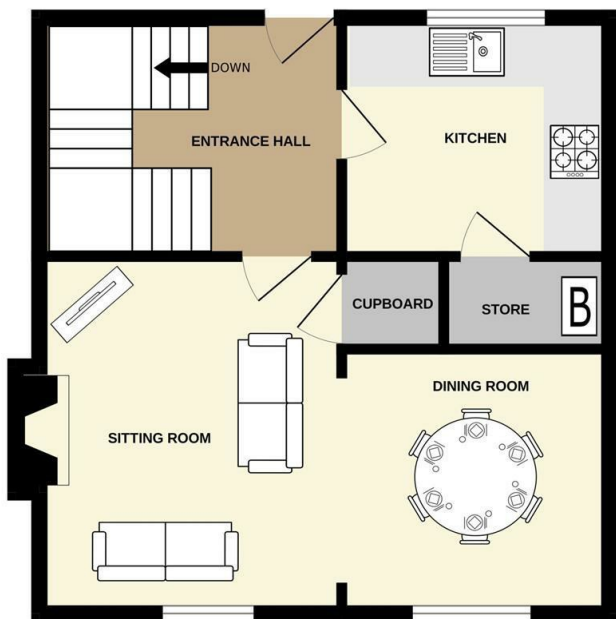
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GROUND FLOOR



LOWER GROUND FLOOR



12 TREVELYAN TERRACE, HAWICK

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