



BANNERMANBURKE

PROPERTIES LIMITED



Whitlawood Burnflat Brae, Hawick, TD9 0DJ

Offers In The Region Of £475,000



Whitlawood Burnflat Brae, Hawick, TD9 0DJ

Offers In The Region Of £475,000



- SITTING ROOM ■ LIVING ROOM ■ DINING KITCHEN AND UTILITY ROOM ■ STUDY/GYM ■ DINING HALLWAY ■ 5 DOUBLE BEDROOMS (TWO ENSUITE) ■ FAMILY BATHROOM & SAUNA ■ LARGE DRIVEWAY AND PRIVATE GARDEN WITH STABLES ■ CENTRAL HEATING AND DOUBLE GLAZING ■ EPC RATING D

Early viewing is recommended of this stunning detached 5 bedroom family home, boasting spectacular views across the picturesque Borders countryside. Offering generous and highly versatile accommodation with a layout that easily adapts to your needs, this lovely home offers flexibility where many of the rooms can be used in more than one way. Double glazed doors from several rooms to the rear open out to the garden and patio areas, ideal for alfresco dining and enjoying a sense of privacy, while taking in the wonderful open views.

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 into a warm and welcoming hallway, where all accommodation is accessed. Decorated in fresh neutral tones with wall lighting, two large cupboards for storage and laminate flooring. A large area of the hallway opens up to an ideal dining hall with ample space for a table and chairs and windows to the front allowing lots of natural light through.

There are two sitting rooms/living rooms, both located to the rear with doors out to the rear garden. The sitting room is a large sunken room which has been tastefully decorated in neutral tones with carpet flooring and is bright and airy. Gorgeous views can be enjoyed from both rooms.

To the front, a large dining kitchen is a great family gathering hub with a good range of floor and wall units, ample work surface space, a useful island with storage and breakfast bar area with seating. A large sink and drainer sits beneath a double glazed window overlooking the front of the property. Single built in electric oven, four burner induction hob, dishwasher and integrated fridge. Decorated in neutral tones with tile effect vinyl flooring and beautiful light fittings. From the kitchen, there is access to the utility room that houses the washing machine and tumble dryer, provides good storage and has a door to the side of the property. It also leads to the study/gym which is a great sized room to the front and is flexible in use. The electric floor standing boiler is located in here along with additional fridges and freezers, storage units and prep areas and has a double glazed door to the front. Currently used as a gym but could be used for a variety of purposes.

The exceptionally spacious master bedroom suite truly has the wow factor, featuring large windows that frame outstanding views and a door providing direct access to the garden. Ample space for bedroom furniture with the added benefit of an ensuite shower room and sauna.

The other end of the property houses four further double bedrooms and family bathroom. One double has the advantage of built in wardrobes, a door to the garden and a large ensuite shower room comprising of double walk in shower enclosure, wash hand basin and WC. The remaining three doubles are all good sized rooms, with one currently used as an office room, one a sitting room and one a bedroom.

Finally the family bathroom comprises of a 4pc suite of wash hand basin, bath and shower enclosure with electric shower enclosed. Chrome heated towel rail, vinyl flooring and double glazed opaque window.

Whitlawood is offered for sale in pristine order with electric central heating and electric combi boiler and must be seen to fully appreciate.

Room Sizes

SITTING ROOM 5.40 x 4.75
LIVING ROOM 3.95 x 3.70
DINING HALL 3.70 x 3.25
DINING KITCHEN 6.25 x 3.65

UTILITY ROOM 3.30 x 1.80
 STUDY/GYM 5.70 x 3.00
 MASTER SUITE 9.00 x 5.50
 ENSUITE SHOWER ROOM 1.95 x 1.20
 DOUBLE BEDROOM 5.00 x 3.25
 ENSUITE SHOWER ROOM 3.00 x 2.90
 DOUBLE BEDROOM 4.00 x 3.40
 DOUBLE BEDROOM 4.00 x 3.40
 DOUBLE BEDROOM 3.00 x 2.80
 FAMILY BATHROOM 2.85 x 2.30

Externally

Whitlawood sits in approx half an acre with great outdoor space to the rear including stables, patio areas and lawn with extra grazing ground behind the stables. To the front a large driveway can accommodate several vehicles.

Directions

What3words///microchip.grain.conveys
 From the High Street travelling West, turn onto the Howegate and continue up to Drumlanrig Place and Rosebank Road. At the end of Rosebank Road at the roundabout, take a left towards Paterson Gardens and first track on the right, which leads up the side of the golf course. Continue to the top of this track and the property is located on the left hand side.

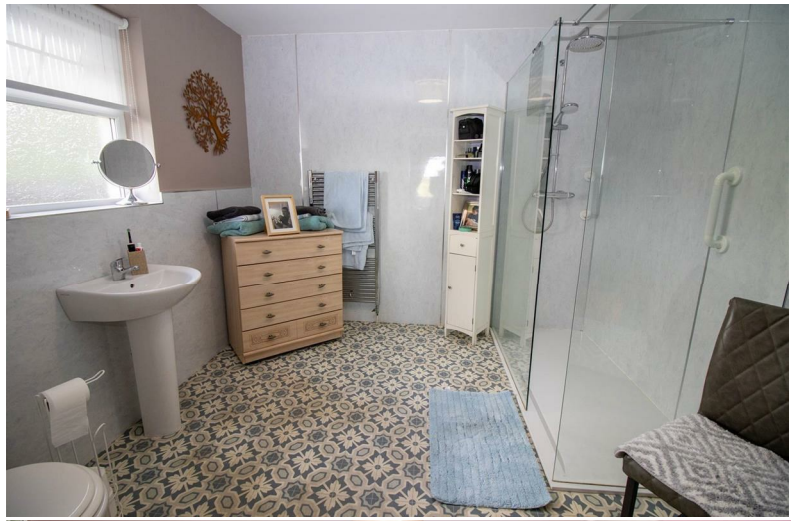
Sales and Other Information

Fixtures and Fittings

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

Services

Mains drainage, water 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.



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		
	64	75
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		
	38	50
Scotland	EU Directive 2002/91/EC	



WHITLAWOOD, HAWICK

Important:

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.