



# BANNERMANBURKE

PROPERTIES LIMITED



**19 Dalkeith Place, Hawick, TD9 9JS**

**Offers In The Region Of £90,000**



# 19 Dalkeith Place, Hawick, TD9 9JS

## Offers In The Region Of £90,000



■ ENCLOSED PORCH WITH outhouse ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ 3 BEDROOMS ■ 4PC BATHROOM ■ OFF STREET PARKING ■ GARAGE WITH SEPARATE WORKSHOP ■ 2 FURTHER OUTDOOR STORES ■ EPC RATING C

We are delighted to bring to the market this double upper three bedroom property with off street parking and a garage. Located in the ever popular Terraces area of town, 19 Dalkeith Place is just a short walk from the town centre and local amenities. Benefiting from gas central heating, double glazing, and good storage options, this property would make an ideal starter family home, downsizing opportunity, or rental investment.

### 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 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.

### 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 UPVC door into a welcoming hallway,

decorated in neutral tones with laminate flooring. The hallway offers a large understairs cupboard and recessed area offering good storage, along with coat hooks and ceiling spotlights. From here there is access to the living room, kitchen, and a carpeted staircase leading to the upper level.

The kitchen is positioned to the front of the property with large double glazed window and offers a good range of floor and wall mounted units with black marble effect work surfaces that continue up to form splashbacks, complemented by tiled splashback in other areas. Space for freestanding cooker, under counter fridge, and plumbing for a washing machine. Finished in neutral décor with vinyl flooring, the kitchen also provides space for a table and chairs.

To the rear, the generously sized living room is a bright and attractive space with two double glazed windows allowing plenty of natural light. The room features high ceilings, decorative cornicing, and a beautiful ceiling rose which enhance the character of the space. Decorated in neutral tones with laminate flooring, the main focal point of the room is an electric fire suite, while a recessed display area with shelving provides additional character.

A carpeted staircase leads to the upper landing, where there is access to the loft space, along with a ceiling light and smoke alarm. From the landing there are three bedrooms and the family bathroom.

All three bedrooms are decorated in neutral tones with carpet to floor, and are filled with light from the double glazed windows which also offer beautiful views. Ceiling light fitting and central heating radiator feature in every room with the master offering built in wardrobes with hanging and shelving.

The bathroom is fitted with a four piece suite comprising bath, WC, wash hand basin, and a corner shower enclosure with electric shower. An opaque double glazed window provides natural light. The room is finished in white décor with vinyl flooring and recessed ceiling spotlights, and also benefits from a chrome heated towel rail. A cupboard provides useful additional storage with shelving.

## Room Sizes

KITCHEN 3.8 x 2.67

LIVING ROOM 4.83 x 4.18

BEDROOM 3.0 x 3.9

BEDROOM 3.0 x 3.5

BEDROOM 2.83 x 1.65

BATHROOM 2.46 x 2.32

## Externally

Located opposite the property is a spacious garage with separate workshop to the rear and off street parking in front. Additional benefits include an external under stairs cupboard and an outhouse.

## Directions

From Mart Street roundabout by Morrisons, take the exit to Linden Crescent up the hill. Take the first road on the right onto Linden Terrace and continue on to Dalkeith place. The property is on the left.

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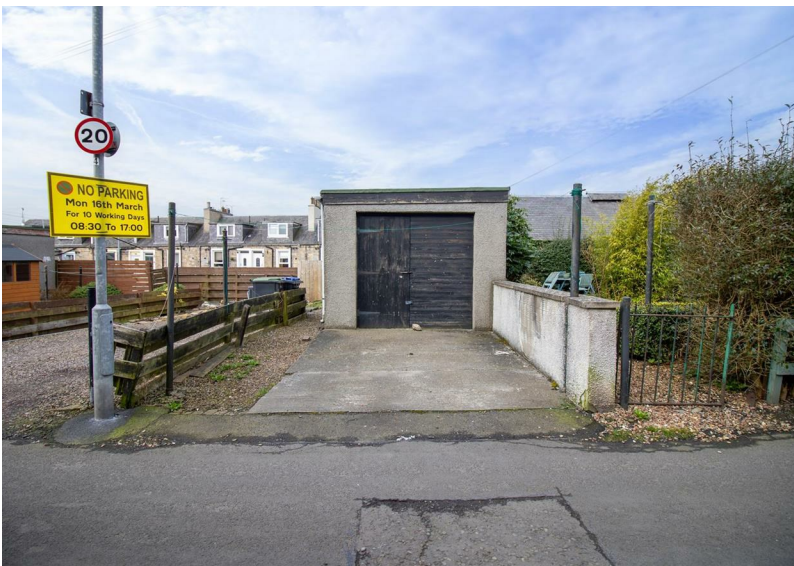
## Sales & Other Information

### Fixtures & Fittings

All carpets, floor coverings, light fittings and white goods included in the sale. No guarantees or warranties are provided for any appliances remaining in the property.

### 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:

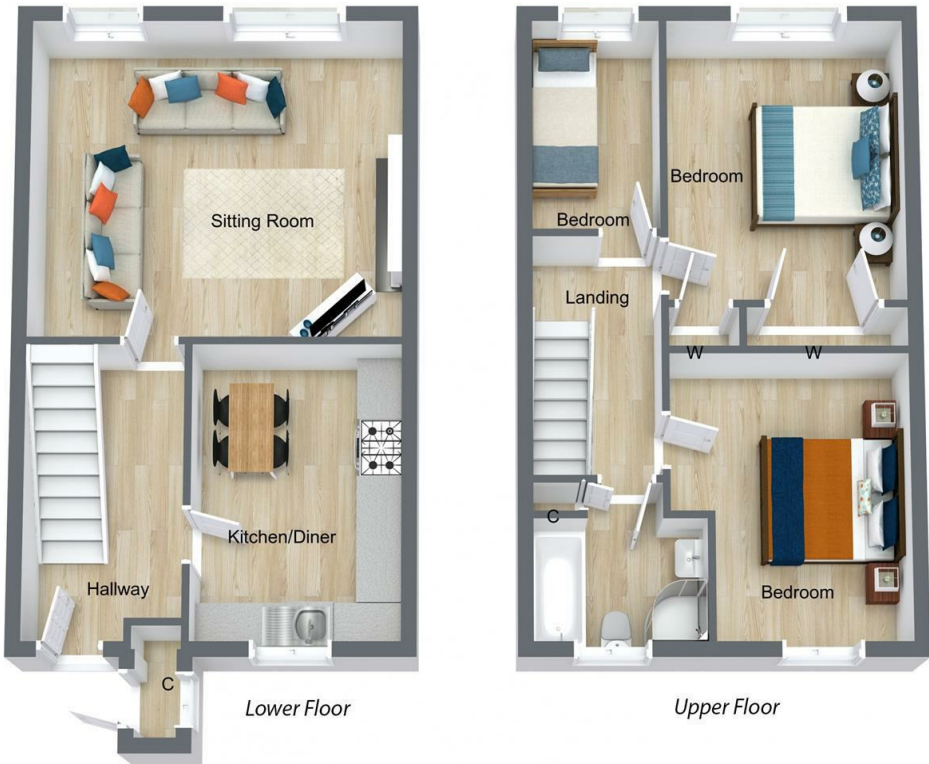
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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 |                         |           |
|                                             | 69                      | 77        |
| Scotland                                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 | 76                      | 86        |
| Scotland                                                        | EU Directive 2002/91/EC |           |

19 Dalkeith Place, Hawick



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