



9d Havelock Street, Hawick, TD9 7BA

Viewing is recommended of this spacious three bedroom first floor flat in a nice residential area of the town.

Presented for sale in good decorative order benefitting from gas central heating and double glazing.

▪ ENTRANCE HALL BREAKFASTING KITCHEN ▪ LARGE SITTING ROOM TWO DOUBLE BEDROOMS ▪ SINGLE BEDROOM BATHROOM ▪ EXTERNAL outhouse ▪ GAS CH ▪ DOUBLE GLAZING ▪ EPC RATING D

OFFERS IN THE REGION OF £69,000

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.

Selkirk 12 miles, Jedburgh 12 miles, Galashiels 18 miles

Melrose 22 miles, Newtown St Boswells 20 miles, Kelso 22 miles

Carlisle 42 miles, Edinburgh 60 miles, Newcastle 65 miles

THE PROPERTY

This spacious flat is an ideal first time buy or buy to let investment and is offered for sale in good decorative order with newly laid carpets in the hall and bedroom.

Located in a central location, just a short walk to the town centre, Leisure Centre and all other local amenities. Also located on a good bus route.

The property is entered via a timber and glazed door into the L-shaped entrance hall. Decorated in a neutral colour scheme with newly laid neutral carpet flooring. Central heating radiator. Two ceiling lights. Wall mounted central heating thermostat controller. Two large walk in storage cupboards. Telephone point.

Breakfasting Kitchen 8'7" x 12'8" (2.62 x 3.86)

Located to the front of the property with a double glazed window. Ample floor and wall mounted units with marble effect worksurfaces. Decorated in a neutral colour scheme with vinyl flooring and tiling to full height on two walls. Space and plumbing for a washing machine. Single bowl composite sink and drainer with mixer tap. Built in single electric oven with four burner gas hob and extractor fan located above that. Space for free standing fridge freezer. Timber door leads into a cupboard housing the water cylinder. Central heating radiator. Fluorescent ceiling striplight.



Sitting room 19'1" x 14'1" (5.81 x 4.30)

Very large room located to the front and side of the property with three double glazed windows providing lots of natural light. Decorated in a neutral colour scheme with carpet flooring. Recessed display shelved area with cupboard below for storage. Gas fire with back boiler set on a tiled hearth. Two central heating radiators. Ceiling light fitting. TV aerial point.

Master Bedroom 16'3" x 11'6" (4.95 x 3.51)

Large room located to the side of the property with a double glazed window. Decorated in a neutral colour scheme with carpet flooring. Central heating radiator. Ceiling light. Walk in storage cupboard. Ample space for free standing furniture.

Bedroom 2 9'6" x 12'7" (2.90 x 3.83)

Double room located to the side of the property. Decorated in light blue with newly laid neutral carpet flooring. Central heating radiator. Ceiling light. Double glazed window.

Single Bedroom 7'3" x 11'11" (2.22 x 3.64)

Located to the side of the property. Decorated in a neutral colour scheme with carpet flooring. Central heating radiator. Ceiling light. Double glazed window overlooks the side of the property. A timber door leads to a walk in storage cupboard.

Bathroom 7'2" x 10'0" (2.18 x 3.05)

Accessed from the hallway. Good sized room located to the rear of the property. Comprises of 3pc white suite of wash hand basin, WC and bath. Triton electric shower located over the bath. Tiled to full height around the bathing area in a neutral tile. Vinyl flooring and white painted timber finishes. Ceiling light. Double glazed opaque window overlooks the rear of the property. Central heating radiator.

Fixtures and Fittings

Carpets/floor coverings and light fittings included in the sale.



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.

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