



BANNERMANBURKE

PROPERTIES LIMITED



9/4 Princes Street, Hawick, TD9 7AX

Offers In The Region Of £80,000



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■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ FAMILY BATHROOM ■ DOUBLE GLAZING AND GAS CH ■ INTEGRATED OUTHOUSE ■ SHARED REAR GARDEN WITH PRIVATE SHED ■ EPC RATING D

We are delighted to bring to market, this beautiful top floor three bedroom flat in a quiet residential area of town. Offered for sale in immaculate order with tasteful and modern décor throughout. The property is well proportioned offering an ideal family living space, first time buy, family starter home or buy to let investment. Located a short walk to the town centre and all local amenities. A well tended shared garden to the rear is a great advantage.

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

Entered on the first floor via timber door, where a private stairwell provides access to the property and all accommodation. At the top of these stairs there is a large integrated outhouse providing excellent storage. The property is entered into a hallway that provides access to all accommodation and is decorated in neutral tone with carpet flooring, central heating radiator, ceiling spotlights and smoke alarm. Housed at high level is the newly installed electric meter and switch gear.

The sitting room is a good size and located to the front with double glazed windows. Decorated in neutral tones with a feature wall and laminate flooring. The main focal point of the room is the floating timber sleeper mantel with electric log effect stove.

To the rear is the dining kitchen with large double glazed window overlooking the rear, providing lovely views. Good range of floor and wall units with ample work surface space and tiling to splash back areas. Built in electric oven and four burner gas hob with stainless steel chimney style cooker hood above. Space and plumbing for a washing machine, tumble dryer and fridge freezer. A large cupboard houses the gas boiler and provides additional storage and there is plenty of space for a dining table and chairs.

Room Sizes

SITTING ROOM 5.00 x 3.45

DINING KITCHEN 4.00 x 4.50

BATHROOM 1.65 x 2.70

DOUBLE BEDROOM 3.65 x 3.40

DOUBLE BEDROOM 3.30 x 3.00

SINGLE BEDROOM 2.50 x 3.20

Externally

Located to the rear is well tended and low maintenance garden, laid to lawn and bounded by fencing. Private shed.

Directions

Entering Hawick from the South on the A7, take a left at the Sandbed roundabout, travel over the bridge and take the first left onto Albert Road, continue up Wilton Path and on to Princes Street. The property sits 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:

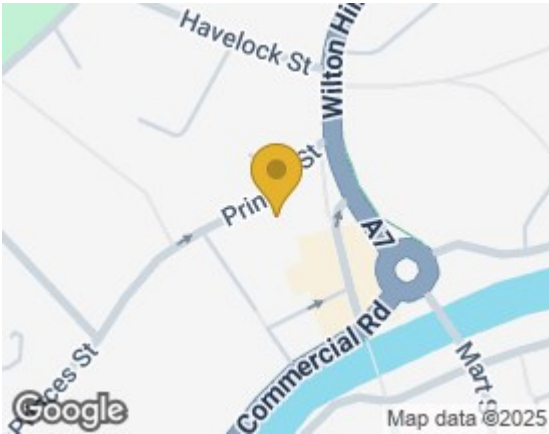
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

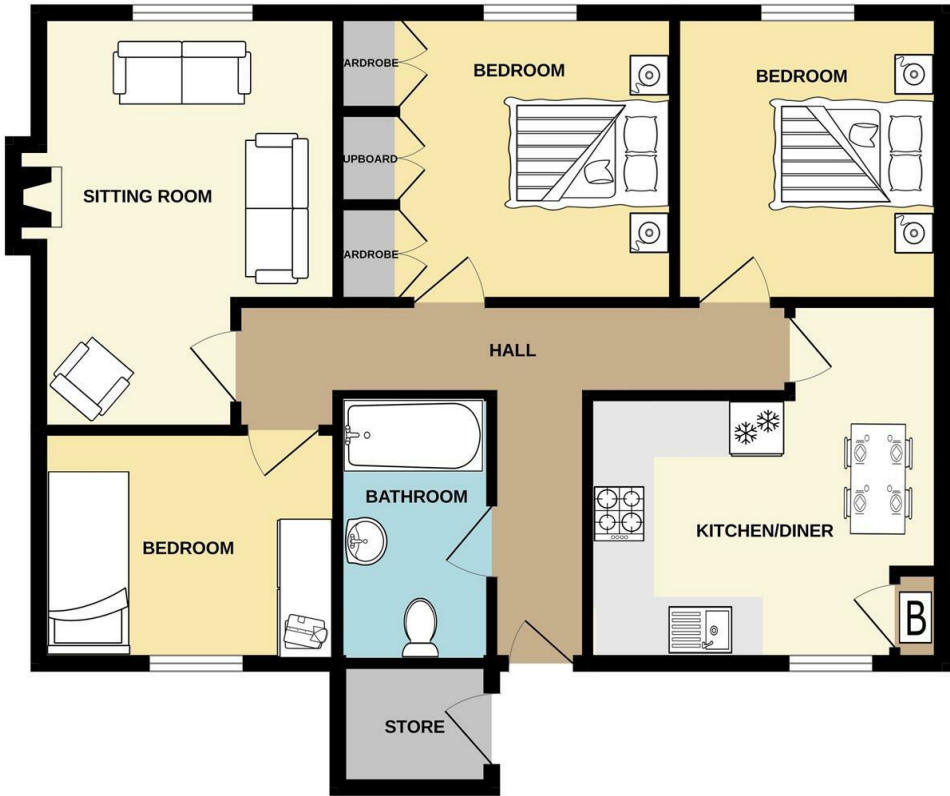
Notice:

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		
	67	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		
	70	78
Scotland	EU Directive 2002/91/EC	



9/4 PRINCES STREET, HAWICK

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