



BANNERMANBURKE

PROPERTIES LIMITED



6 Allars Crescent, Hawick, TD9 9EU

Early viewing comes highly recommended of this lovely two bedroom terraced house located in a very central location within the town. Presented for sale in immaculate decorative order with well appointed living accommodation and great storage throughout. Ideal first time buy, buy to let or downsizing opportunity. There is a shared garden area to the rear and ample on street parking.

▪ ENTRANCE HALL ▪ LARGE SITTING ROOM WITH DINING AREA ▪ KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ BATHROOM ▪ GREAT STORAGE ▪ GAS CH ▪ DOUBLE GLAZING ▪ SHARED COMMUNAL GARDEN ▪ EPC RATING D

OFFERS IN THE REGION OF £72,000

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 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.

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

Great first time buy or family starter home in the heart of the town. Ideal also for someone looking to downsize to be nearer to all local amenities. Beautifully presented with large sitting room with dining area and kitchen on the ground floor and two bedrooms and bathroom on the upper level. The property has great storage throughout and benefits from gas central heating and double glazing.

Entrance Hall

Decorated in neutral tones with neutral carpet flooring. Central heating radiator and ceiling light. Smoke alarm. Carpeted staircase leads up to the first floor level. Double glazed window to the front. Telephone point. Two cupboards for storage one housing the boiler plus additional storage and the second is an understairs storage cupboard.

Sitting Room 11'0" x 19'6" (3.35 x 5.95)

Located to the rear with double glazed windows. Space for dining table and chairs. Large central heating radiator. Ceiling light and wall light. Decorated in neutral tones with carpet flooring. TV aerial point. Ample space for furniture. Overlooks the shared gardens.



Kitchen 12'5" x 7'1" (3.79 x 2.16)

Lovely bright room located to the front of the property with double glazed windows. Stainless steel sink and drainer with mixer tap. Ample floor and wall mounted units in white with black marble effect work surfaces. Built in stainless steel electric oven and gas hob. Space and plumbing for a washing machine. Tiled to splashback areas in a red tile. Space for freestanding fridge freezer. Large larder cupboard. Houses the hotwater cylinder. Ceiling strip lighting. Central heating radiator. Black tiled flooring.

Upper Landing

Accessed via carpeted stair case. The landing is decorated in neutral tones with neutral carpet flooring. Ceiling light and smoke alarm. Access hatch to the roof space. Large cupboard with lighting which could be used as office space. Another storage cupboard has shelving.

Master Bedroom 11'10" x 10'2" (3.60 x 3.09)

Located to the rear with a double glazed window. Decorated in red with a feature wall in patterned wallpaper. Neutral carpet flooring. Central heating radiator and ceiling light. Ample space for bedroom furniture.

Double Bedroom 9'2" x 8'5" (2.79 x 2.56)

Small double room located to the rear of the property. Lovely views out via double glazed window. Decorated in blue with carpet flooring. Central heating radiator and ceiling light. Built in wardrobe with hanging and shelving.

Bathroom 9'9" x 4'11" (2.98 x 1.49)

Located to the front. Double opaque glazed window. Three piece white suite of wash hand basin, WC and bath. Electric shower located over the bath. Aqua panelling around the bathing area. Decorated in white and tiled to half height in a white tile. Black tiled flooring. Wall lighting and ceiling spotlights

Sales and Other Information**Fixtures and Fittings**

All carpets, floor covering and light fittings 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.

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