



BANNERMANBURKE

PROPERTIES LIMITED



Hassendean Road, Minto, TD9 8SJ

Stunning detached custom built Norwegian Fjordhus family home in the sought after village of Minto, where properties do not come on the open market very often. Presented for sale in immaculate order with spacious and versatile rooms, an abundance of storage, solar panels and an economical Air Source Heat Pump heating system with underfloor heating. Finished to an exacting standard, this recently built home offers well appointed family living accommodation with stunning views of the surrounding Minto Hill. Externally there is a large double garage with first floor storage, ample off street parking for several vehicles, lawn area offering a great deal of privacy and decking area.

▪ LARGE ENTRANCE ▪ HALLWAY WITH GREAT STORAGE ▪ OPEN PLAN KITCHEN, DINING ROOM AND LIVING ROOM ▪ UTILITY ROOM ▪ SITTING ROOM ▪ WC ▪ MASTER BEDROOM WITH ENSUITE SHOWER ROOM ▪ THREE FURTHER DOUBLE BEDROOMS ▪ FAMILY BATHROOM ▪ EXHAUST AIR SOURCE HEAT PUMP HEATING SYSTEM WITH UNDER FLOOR HEATING

OFFERS IN THE REGION OF £430,000

Minto is a charming village located north of the River Teviot with an 18 hole golf course and various historic sites nearby. Originally laid out by the Earl of Minto, this picturesque village is home to a number of beautiful cottages and significant historical buildings, including the Gothic-style Minto Parish Church and the 16th century Fatlips Castle. Bordering the village is Minto Golf Club, an 18 hole parkland course complete with clubhouse, bar and restaurant. There are a number of glens and woods offering fantastic walks nearby, and the Minto Hills provide wonderful views of the area from their 912ft summit.

The nearest town to Minto is Hawick. 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.

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

For those looking for the tranquility of a country lifestyle but require accessibility, as well as the benefits offered by a modern home, Lowdean is an ideal proposition. Built in 2006, this custom built Norwegian Fjordhus family home has been finished to a very high standard. On the ground floor is the large hallway, open plan dining kitchen, dining area and living room, utility room, sitting room and WC with four bedrooms (master ensuite) and family bathroom on the upper level. The large double garage is a great added benefit and the garden grounds with driveway are both generous and private.

Entrance Vestibule

Decorated in white with solid wood flooring and recessed ceiling spotlights. Two storage cupboards. Double glazed windows to the side. Timber and glazed door to hallway.

Hallway

Large welcoming hallway with timber turning stairs to the first floor landing. Solid wood flooring. Smoke alarm and recessed ceiling spotlights. Good range of storage by way of built in units.

Open Plan Kitchen, Dining and Living Room

Located to the rear of the property with double glazed windows overlooking the woodland. The kitchen area has ample floor and wall mounted units with solid oak worktops. An island in the middle offers additional storage with the benefit of power. Belfast sink. Single integrated electric oven and four burner ceramic hob. Stainless steel chimney style cooker hood. Tiling to the splash back areas in a neutral tile. Recessed ceiling spotlight fittings. Space for a freestanding fridge freezer and dishwasher. The living and dining room areas offer ample space for dining table and chairs and sitting room furniture. Two sets of doors to the decking and double glazed window to the front offering stunning views. Solid wood flooring throughout. TV aerial point. Main focal point of the room is the log burner.



Utility Room 11'11" x 7'10" (3.63 x 2.39)

Located to the side and rear with double glazed door out to the side. Double glazed windows to the rear. Space and plumbing for washing machine and single bowl stainless steel sink. Vinyl flooring. Access to the boiler room which houses the pump for the heating system, electric meter and switch gear and provides a good deal of additional storage.

Sitting Room/Bedroom 5 11'11" x 13'7" (3.62 x 4.14)

Located to the front of the property with double aspect double glazed windows overlooking Minto Hills and two to the side. Decorated in neutral tones with a feature wall. Solid wood flooring. Recessed ceiling spotlight fittings. TV aerial point.

WC 5'7" x 5'4" (1.71 x 1.63)

Comprises of two piece white suite of wash hand basin and WC. Tiling to splashback area. Decorated in neutral tones with solid wood flooring and ceiling spotlight fitting. Under floor heating.

Master Bedroom 22'1" x 11'11" (6.72 x 3.63)

Large room located to the side of the property with double glazed windows to the side, front and rear. Decorated in neutral tones with carpet flooring. Built in wardrobes. Access to the en suite shower room.

Ensuite Shower Room 10'11" x 4'0" (3.32 x 1.21)

Three piece white suite of wash hand basin, WC and shower enclosure. Tiled to full height within the shower enclosure. Ceiling spotlighting. Velux window and laminate flooring.

Double Bedroom 11'11" x 10'11" (3.63 x 3.33)

Located to the side and rear of the property with double glazed windows. Decorated in neutral tones with carpet flooring. Ample space for bedroom furniture. Ceiling spotlights.

Double Bedroom 11'11" x 10'11" (3.64 x 3.33)

Located to the front of the property with double glazed Velux windows. Double glazed window to the side. Decorated in neutral tones with a feature wall in duck egg green. Carpet flooring.

Double Bedroom 12'9" x 9'9" (3.89 x 2.96)

Located to the front with lovely views. Decorated in white with carpet flooring and underfloor heating. Recessed ceiling spotlights. Ample space for bedroom furniture.

Family Bathroom 10'11" x 8'6" (3.34 x 2.58)

Located to the rear of the property with two double glazed Velux windows. Bright room decorated in fresh neutral tones with laminate flooring. Comprises of a four piece white suite of wash hand basin, WC, shower enclosure and roll top bath. Recessed ceiling spotlights. Chrome shower located in the enclosure.

SALES DETAILS AND OTHER INFORMATION**Services**

Main drainage, water and electricity. Heating is via Air Source Heat Pump. Solar panels.

Fixtures and Fittings

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



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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