



2/2 Glebe Mill Street, Hawick, TD9 9QD

Deceptively spacious second floor flat located a short walk to the town centre. Offered for sale in good decorative order with two large double bedrooms and a single bedroom. The dining kitchen is an extremely bright and spacious room and there are good storage facilities throughout. Shared parking and drying area to the rear. The property has been rented out successfully via the current owners for many years.

▪ HALLWAY ▪ SITTING ROOM ▪ DINING KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ SINGLE BEDROOM ▪ BATHROOM ▪ DG & CH ▪ SHARED DRYING AREA ▪ RIVER VIEWS ▪ OFF STREET PARKING

OFFERS IN THE REGION OF £62,000

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 and 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 and Reivers Festival.

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

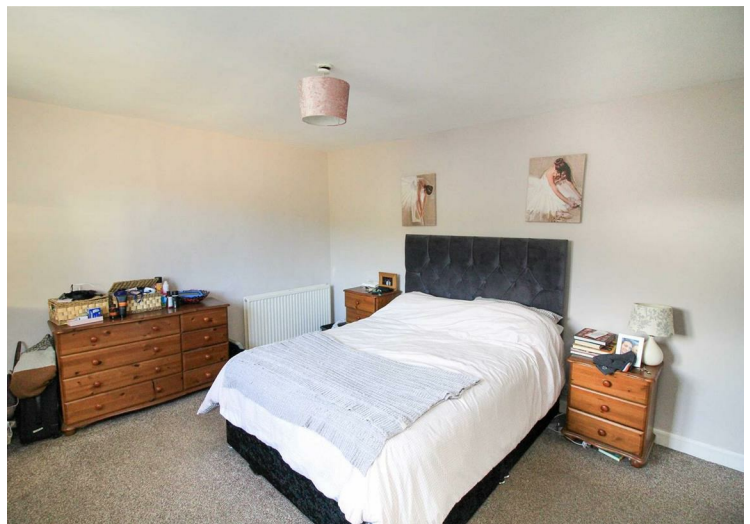
The property is entered via a well maintained shared close and there is shared parking and shared drying green to the rear. The hallway is decorated in neutral tones with white painted timber finishes and carpet flooring. Central heating radiator. Two ceiling lights. Access hatch to roof space. Smoke alarm. White painted timber panel door leads to a storage cupboard housing hot and cold water tanks. White painted timber louvre doors lead into a large storage cupboard.

Sitting Room 12'10" x 16'5" (3.91 x 5.00)

Located to the rear of the property with a large double glazed window. Decorated in neutral décor with a feature wall in patterned wallpaper and carpet flooring. Ceiling light. Central heating radiator. The main focal point of the room is the cream log effect electric fire suite (included in sale).

Dining Kitchen 12'8" x 12'4" (3.86 x 3.76)

Located to the front. Recently upgraded kitchen decorated in a shade of sage green with a feature wall in charcoal grey. Timber effect vinyl flooring. Ceiling spotlight fitting. Central heating radiator. Ample space for table and chairs. Space and plumbing for washing machine and space for fridge freezer. Comprises of good range of white floor and wall units with complementary worksurfaces and slate effect upstands for splashbacks. Single bowl stainless steel sink and drainer with mixer tap. Integrated stainless steel electric oven and four burner gas hob with integrated extractor above.



Master Bedroom 12'10" x 16'5" (3.91 x 5.00)

Extremely spacious double room overlooking the rear with two large double glazed windows. Decorated in a shade of mauve with white painted timber finishes and carpet flooring. Ceiling light. Central heating radiator. Range of built in wardrobes.

Bedroom 2 11'9" x 13'5" (3.59 x 4.10)

Located to the front with two double glazed windows. Decorated in neutral with white painted timber finishes and carpet flooring. Ceiling light. Central heating radiator.

Single Bedroom 9'0" x 6'0" (2.74 x 1.82)

Located to the front with a double glazed window. Decorated in neutral tones with carpet flooring. Glazed ceiling light.

Bathroom 9'5" x 5'11" (2.86 x 1.80)

Located to the front with double opaque glazed window. Decorated in blue with timber effect vinyl flooring. Ceiling light. Central heating radiator. One wall is tiled to full height in a white tile. Comprises of 3pc white suite of bath, wash hand basin and WC. Located over the bath is a Mira electric shower.

SALE DETAILS & OTHER INFORMATION**Fixtures and Fittings**

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



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix 62016

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