



BANNERMANBURKE

PROPERTIES LIMITED



14 Hamilton Road, Hawick, TD9 8AP

Mid terraced two bedroom family home in a lovely area of town with nice views over the surrounding countryside. Offered for sale in good order with scope for some modernisation internally. Benefits from gas central heating and double glazing. There is a private enclosed garden to the rear, laid mainly to lawn with clothes drying facilities.

Viewing comes highly recommended.

- SPLIT LEVEL ENTRANCE HALL
- SITTING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- INTEGRATED OUTHOUSE
- PRIVATE ENCLOSED GARDEN
- EPC RATING C

OFFERS IN THE REGION OF £65,000

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

This property is set in a quiet location of the town, on a good bus route to the town centre and local amenities. Ideal first time buy or downsizing opportunity, Hamilton Road offers well appointed family living accommodation, private outside space and good on street parking.

ENTRANCE HALL

Entered into the split level entrance hall. Central heating radiator. Large storage cupboard houses the electric meter and switch gear.

LOWER LANDING

Lower landing is decorated in neutral tones with carpet flooring. Ceiling light and smoke alarm.

SITTING ROOM 18'2" x 11'2" (5.55 x 3.42)

Large double aspect room with double glazed window to the front and patio doors to the rear garden. Carpet flooring. Central heating radiator. Ceiling light. Timber fire surround with electric stove set upon a marble hearth. Three built in cupboards for storage.



KITCHEN 8'8" x 9'10" (2.65 x 3.02)

Located to the rear of the property with a double glazed window. Comprises of a good range of floor and wall units with black granite effect worksurfaces. Tiling to the splashback areas. One and a half bowl stainless steel sink and drainer with mixer tap. Space for electric cooker. Breakfast bar area. Space and plumbing for washing machine. Vinyl flooring.

UPPER LANDING

Carpet flooring. Built in storage cupboard. Smoke alarm. Access hatch to roof space. Ceiling light.

DOUBLE BEDROOM 13'3" x 8'11" (4.05 x 2.73)

Located to the front with double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light.

DOUBLE BEDROOM 8'10" x 13'4" (2.71 x 4.07)

Located to the rear of the property with double glazed windows providing lovely views. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light.

SHOWER ROOM 8'10" x 6'8" (2.71 x 2.04)


Located to the rear of the property with double glazed opaque window. Comprises of 3pc suite of wash hand basin, WC and walk in shower enclosure with electric shower. Vinyl flooring. Central heating radiator. Recessed ceiling spotlights.

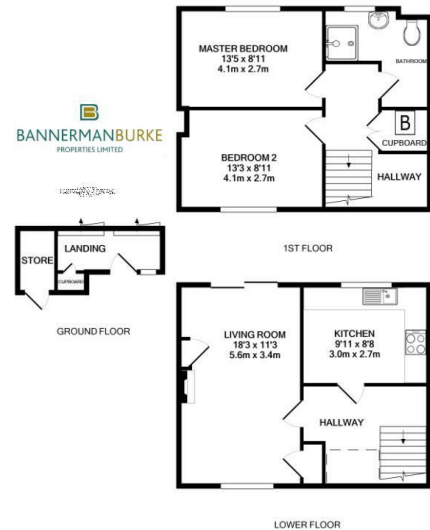
FIXTURES AND FITTINGS

All carpets, floor covering and light fittings included in the sale.

SERVICES

Mains drainage, water, gas and electricity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive	
		2002/91/EC	



Directions

Entering Hawick on the A7 from the North, continue down Wilton Hill and at the roundabout by the Leisure Centre, take a left onto Mansfield Road. Follow the road to the end and at the roundabout take a left onto Hamilton Road. Take the next right and the property sits on the right hand side.

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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