



BANNERMANBURKE

PROPERTIES LIMITED



28/3 Princes Street, Hawick, TD9 7AY

Bright and spacious double upper family home presented for sale in very good order. Located just a short walk to the town centre and all local amenities. The recently installed large dining kitchen provides excellent space for family gatherings and the sitting room to the front is bright and spacious. Ideal family starter home or first time buy. Shared garden to the rear with lawn, clothes drying facilities and shed. New double glazing has just been installed (Oct 21)

- HALLWAY
- SITTING ROOM
- DINING KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- GAS CH
- AND NEWLY FITTED DG
- SHARED GARDEN
- EPC RATING E

OFFERS IN THE REGION OF £74,995

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

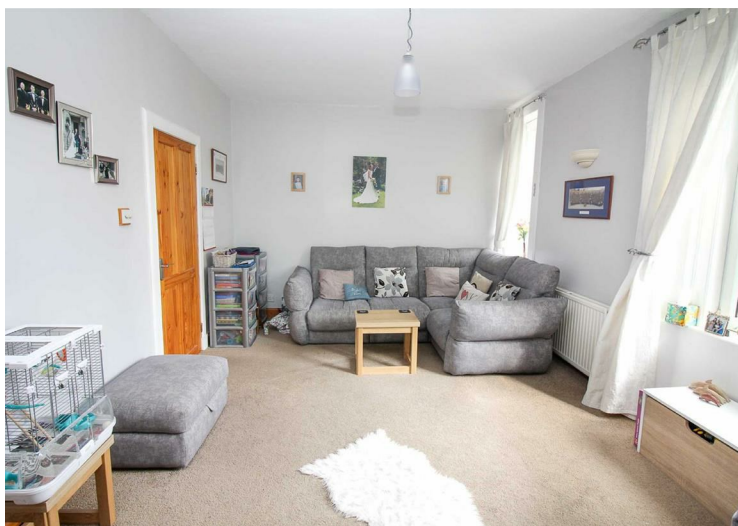
Set over two floors, this spacious double upper flat has well appointed family living space. On the entrance level is the bright sitting room and large dining kitchen with two double bedrooms, single bedroom and family bathroom on the upper level. The shared rear garden is shared between two flats only and is laid mainly to lawn with clothes drying facilities and garden shed.

Hallway 12'8" x 3'6" (3.87 x 1.07)

The property is entered via timber and glazed door into the entrance hall. Decorated in a shade of yellow with laminate flooring. Smoke alarm and two ceiling lights. Central heating radiator. Carpeted staircase leads up to the upper level. Wall mounted central heating thermostat controller. Large storage cupboard houses the Ideal gas boiler. A second cupboard houses a range of coat hooks.

Sitting Room 12'2" x 18'6" (3.72 x 5.65)

Located to the front of the property with two double glazed windows. Decorated in neutral tones with a feature wall in patterned wallpaper. Carpet flooring and central heating radiator. Ceiling light fitting. The main focal point of the room is the stone fire surround with timber hearth. Wired for SKY TV.



Dining Kitchen 12'9" x 11'7" (3.88 x 3.54)

Located to the rear of the property with large double glazed window. Good range of floor and wall mounted units with marble effect worksurfaces and tiling to splashback areas. Space and plumbing for washing machine. Double built in electric oven and gas hob with chimney style cooker hood located above. Space for freestanding fridge freezer. One and half bowl stainless steel sink and drainer with mixer tap. Ceiling spotlights and central heating radiator. Ample space for dining table and chairs. Laminate flooring and cornicing to ceiling.

First Floor

Carpeted staircase leads up to the upper level. The landing is decorated in neutral tones with carpet flooring. Smoke alarm and ceiling light

Master Bedroom 10'4" x 11'9" (3.16 x 3.59)

Located to the front of the property with double glazed window. Decorated in neutral tones with a feature wall in patterned wallpaper. Central heating radiator and carpet flooring. Ceiling light. Built in wardrobe for storage incl in sale. Recessed display area.

Bedroom 2 11'10" x 9'7" (3.60 x 2.91)

Double room located to the rear of the property with double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Two sets of built in wardrobes.

Bedroom 3 8'1" x 6'8" (2.46 x 2.02)

Located to the front with double glazed window. Decorated in a shade of lilac with a feature wall in patterned wallpaper. Carpet flooring and central heating radiator. Ceiling light.

Bathroom 6'8" x 5'11" (2.03 x 1.81)

Located to the rear of the property with a large double opaque glazed window. Decorated in neutral tones with a feature wall in blue. Three piece white suite of wash hand basin, WC and shower enclosure. Aqua panelling to full height in the enclosure and it houses an electric Mira sport shower. Vinyl flooring. Chrome heated towel rail.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

All carpets and floor coverings included in the sale.

Services

Mains drainage, water, gas and electric.



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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