



BANNERMANBURKE

PROPERTIES LIMITED



132A Ramsay Road, Hawick, TD9 0DP

Ground floor two bedroom flat in a popular residential location in need of upgrading internally. Ideal for buy to let investor. Benefits from gas central heating and double glazing. Two good sized double bedrooms. Private outhouse and shared drying area.

- HALLWAY ▪ SITTING ROOM ▪ KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ BATHROOM ▪ GAS CH ▪ DG ▪ SHARED DRYING AREA ▪ OUTHOUSE ▪ EPC RATING D

OFFERS IN THE REGION OF £35,000

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.

HALLWAY

Two storage cupboards, one housing the electric meter and switch gear. Central heating radiator.

SITTING ROOM 14'0" x 12'10" (4.27 x 3.91)

Two large floor to ceiling double glazed windows. Central heating radiator. Ceiling light. Carpet flooring.

KITCHEN 9'8" x 10'6" (2.94 x 3.20)

Comprises of floor and wall units with worksurface space. Space for an electric cooker. Good storage. Combination gas boiler located in one of the units. Double glazed window. Central heating radiator.

DOUBLE BEDROOM 9'11" x 11'11" (3.03 x 3.62)

Double glazed window. Carpet flooring.

DOUBLE BEDROOM 14'9" x 8'11" (4.50 x 2.72)

Two double glazed windows. Carpet flooring. Central heating radiator.

BATHROOM 5'6" x 6'11" (1.68 x 2.12)

Comprises of 3pc white suite of wash hand basin, WC and bath with hand held shower. Carpet flooring. Central heating radiator.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

N/a

Services

Mains drainage, water, gas and electric.





Directions

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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