



BANNERMANBURKE PROPERTIES LIMITED



3/1 Dovemount Place, Hawick, TD9 8AZ

Immaculately presented first floor two bedroom flat located a short walk to the town centre. Offered for sale in excellent decorative order with a lovely bright sitting room with bay window to the front. Well appointed kitchen and bathroom facilities and well maintained shared drying area. **** INCLUDES MOST FURNISHINGS (EXCL BED) ****

- HALLWAY ▪ SITTING ROOM WITH BAY WINDOW ▪ KITCHEN ▪ DOUBLE BEDROOM ▪ SINGLE BEDROOM ▪ SHOWER ROOM ▪ GAS CH AND DG ▪ SHARED OUTHOUSE AND WASH HOUSE ▪ 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 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. 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

First floor two bedroom flat located in a central part of town ideally situated for local amenities. Offered for sale in mainly neutral tones with stylish and modern kitchen and shower room. In the shared close there is a shared outhouse and in the drying area (which is mainly paved and chipped with clothes drying facilities) there is a shared wash house.

Hallway

Entered via timber panel door. Decorated in neutral with white painted timber finishes and timber effect laminate flooring. Central heating radiator. Housed at high level is the electric meter and switchgear.

Kitchen 10'6" x 5'6" (3.20 x 1.67)

Located to the rear with double glazed window. Decorated in neutral with white painted timber finishes and tile effect flooring. Chrome ceiling light fitting. Tiling to splashback areas. Single bowl stainless steel sink and drainer with chrome effect mixer tap. Good range of beech effect floor and wall units with black worksurfaces. Integrated stainless steel electric oven and matching four ring gas hob with chimney style extractor fan located above. Integrated washing machine and integrated fridge freezer.

Shower Room 10'11" x 3'11" (3.32 x 1.19)

Located to the rear with double opaque glazed. Decorated in shades of grey with feature wall in patterned wallpaper. Goss tiled flooring and white painted timber finishes. Three piece white suite of walk in shower enclosure, WC and wash hand basin. Wall mounted chrome heated towel rail and halogen ceiling spotlight fittings. The shower enclosure is aqua paneled to full height in a dark grey and this houses a chrome shower run off the boiler.



Master Bedroom 14'3" x 10'6" (4.35 x 3.20)

Good sized double room decorated in neutral with white painted timber finishes and carpet flooring. Chrome ceiling spotlight fitting and double glazed window. Built in storage cupboards and central heating radiators.

Sitting Room 17'5" x 14'1" (5.32 x 4.30)

Lovely bright and spacious room to the front with large double glazed bay window overlooking the front. Decorated in neutral tones with white painted timber finishes and cornicing to ceiling. Attractive ceiling light fitting. White painted timber paneling around and below the window. Large central heating radiator. Timber panel door leads to a large shelved storage cupboard. Recessed display area with storage below and this cupboard houses the gas meter. The main focal point of the room is the recessed slate hearth with electric stove set upon (available by separate negotiation)

Bedroom 2 10'7" x 6'1" (3.22 x 1.86)

Accessed off the Sitting Room and is currently used as an office. Located to the front with a double glazed window to the front. Decorated in neutral with carpet flooring. White painted timber finishes. Cornicing to ceiling. Ceiling light and central heating radiator.

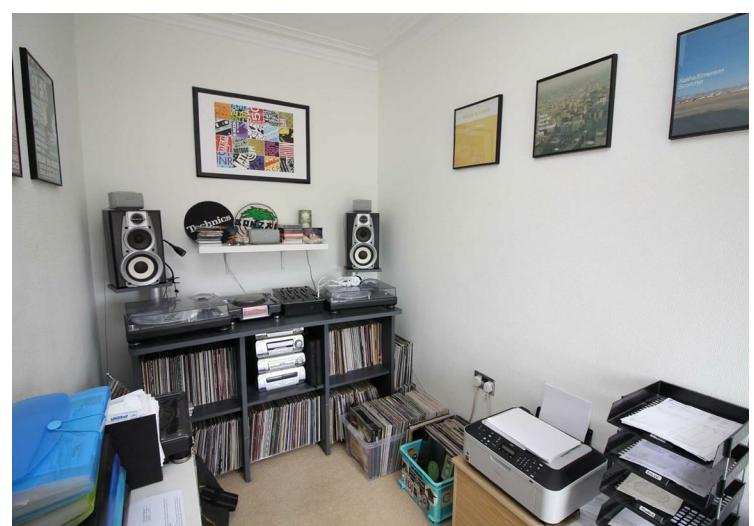
SALE DETAILS AND OTHER INFORMATION

Fixtures and Fittings

All carpets and floor coverings included in the sale and all integrated appliances. Also includes most furniture eg sofas, washing machine etc (excl bed)

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.

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