



BANNERMANBURKE

PROPERTIES LIMITED



12/2 Oliver Place, Hawick, TD9 9BG

Viewing is essential to appreciate this extremely spacious second floor flat located in the centre of town. In need of some cosmetic upgrading, the property has an abundance of potential for a prospective purchaser to put their own stamp on it and/or add value. Benefitting from three bedrooms and two public rooms, the property is both versatile and spacious. Viewing is recommended.

- HALLWAY ▪ SITTING ROOM ▪ LOUNGE ▪ KITCHEN ▪ TWO DOUBLE BEDROOMS ▪ SINGLE BEDROOM ▪ BATHROOM ▪ GAS CH AND DG ▪ EPC RATING D

OFFERS IN THE REGION OF £70,000

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

Extremely spacious three bedroom flat located in a central location close by to all shops and local amenities. The property has two public rooms and a three piece bathroom. Benefits from traditional features such as high ceilings and cornicing to ceiling.

Hallway

Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Smoke alarm

Sitting Room 15'3" x 13'6" (4.66 x 4.12)

Spacious room located to the rear. Double glazed window. High ceilings. Shelved press for storage. Fyffe stone fireplace with marble hearth. Ceiling light. Carpet flooring. Central heating radiator. Access to kitchen.

Kitchen 11'5" x 4'9" (3.49 x 1.46)

Double opaque glazed window. Timber lining to ceiling. Recessed ceiling spotlights. Ample kitchen units in cream with marble effect worksurfaces. Integrated single electric oven and four ring ceramic hob. Extractor fan located above. Telephone point. Central heating radiator. Space for fridge freezer. Tiling to splashback areas. Single bowl composite sink and drainer with mixer tap. Carpet flooring

Lounge 14'10" x 14'2" (4.52 x 4.33)

Located to the front and side with double glazed windows. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light fitting. Tiled fireplace with gas fire. TV aerial point.

Bedroom 16'7" x 13'7" (5.05 x 4.14)

Large double room located to the front. Double glazed window. Decorated in pink. Cornicing to ceiling. Central heating radiator. Ceiling light. Shelved press

Bedroom 15'1" x 14'7" (4.60 x 4.45)

Large double bedroom. Located to the side. Large double glazed window. Decorated in green with carpet flooring. Central heating radiator and ceiling light. Two large wardrobes for storage.



Bedroom 7'10" x 11'4" (2.40 x 3.45)

Single sized room. Located to the front. Large double glazed window. Carpet flooring. Central heating radiator. Ceiling light. Cornicing to ceiling. Decorated in pale green.

Bathroom 5'11" x 9'10" (1.80 x 3.00)

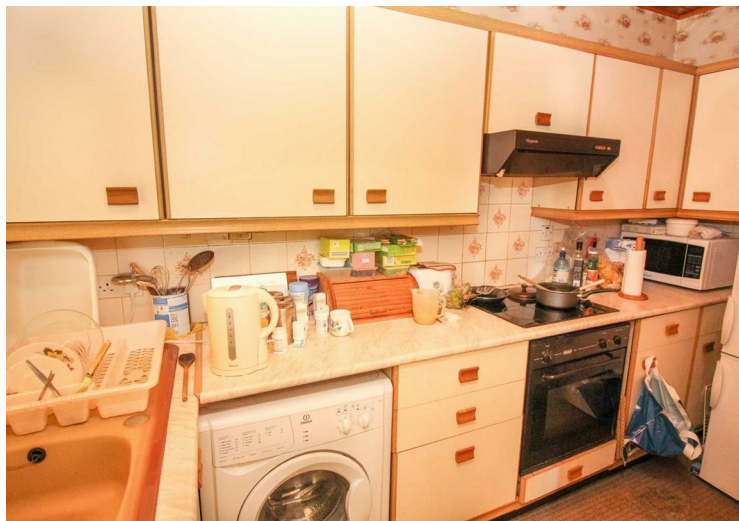
Comprises of a three piece suite of wash hand basin, WC and bath. Central heating radiator and recessed ceiling spotlights. Timber lining to ceiling. Carpet flooring. Tiling around the bathing area. The remainder is decorated in patterned wallpaper. Electric shower located over the bath. Internal window.

SALES DETAILS AND OTHER INFORMATION**Fixtures and Fittings**

Carpets and floor coverings included in the sale.

Services

Mains drainage water, gas and electricity.



Directions

From Bourtree Place heading towards the High Street, turn right at the Horse Monument onto Oliver Place. The property lies on the left hand side.

Offers:

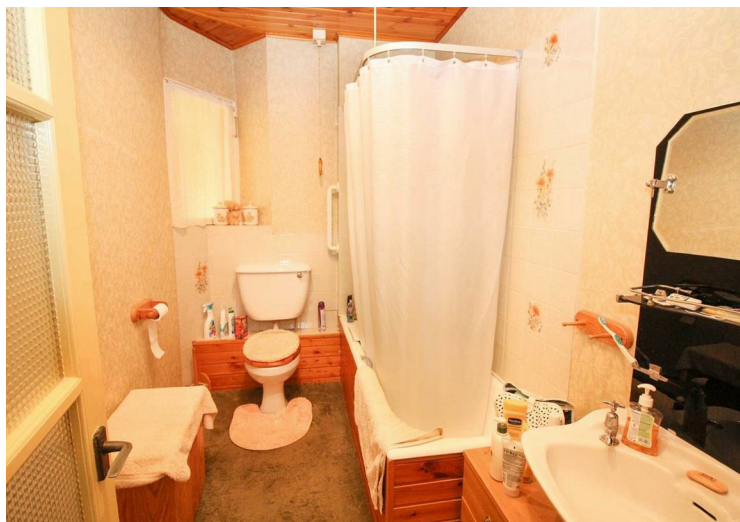
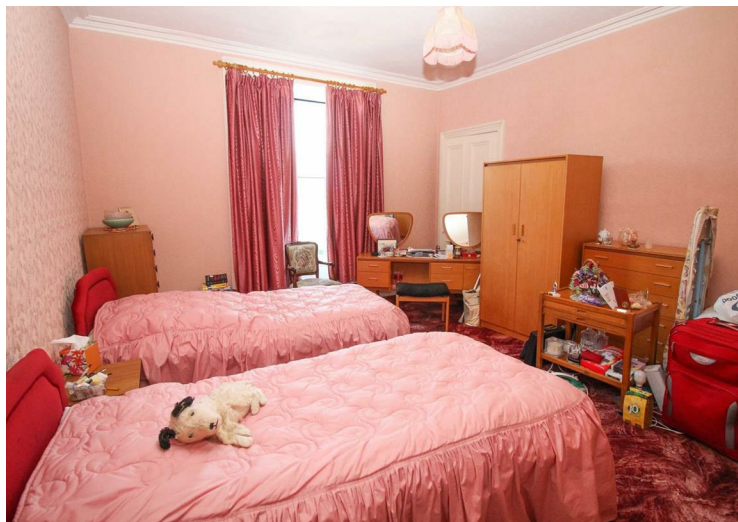
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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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