



BANNERMANBURKE

PROPERTIES LIMITED



111 Branxholme Road, Hawick, TD9 9BX

Viewing is recommended of this three bed family home in a very popular area of town, just a short walk to Wilton Primary School. Presented for sale in good order but would benefit from a degree of cosmetic upgrading. The property benefits from gas central heating and double glazing and have a private enclosed garden to the front. Ideal first time buy, buy to let or downsizing opportunity.

- SPLIT LEVEL HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ WC ■ TWO DOUBLE BEDROOMS ■ BOX ROOM ■ SHOWER ROOM ■ GAS CH ■ DOUBLE GLAZING ■ ENCLOSED REAR GARDEN ■ EPC RATING D

OFFERS IN THE REGION OF £85,000

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

This split level three bedroom family home is located in a lovely residential area and on a good bus route to the town centre and all local amenities. Located also within the catchment for Wilton Primary School which is just a short walk from the property. On the ground floor is the sitting room, dining kitchen and WC with three bedrooms and shower room on the upper level. The enclosed rear garden is a great size and low maintenance.

Split Level Hallway

Entered via a UPVC double glazed door. Decorated in neutral with laminate flooring. Double glazed window to the side and a central heating radiator. Carpeted stairs lead to the upper and lower landing. The lower landing provides access to the WC and sitting room and the upper landing leads to the bedrooms, shower room and an access hatch to the roof space.

WC 3'2" x 3'5" (0.97 x 1.04)

Two piece suite of wash hand basin and WC. Ceiling light and wash hand basin.

Sitting Room 18'1" x 10'7" (5.50 x 3.22)

Double aspect room with double glazed doors to the front garden and double glazed window the rear. Timber louvre door leads to an under stair storage cupboard housing the electric meter and switchgear. Decorated in grey with a feature wall in patterned wallpaper. Laminate flooring. Central heating radiator. Ceiling spotlight fitting. Fyffe stone fireplace with an electric fire set upon a marble effect hearth. TV aerial point. Access to the dining kitchen.

Dining Kitchen 17'11" x 10'3" (5.45 x 3.12)

Accessed from the Sitting Room. The dining area is decorated in patterned wallpaper and vinyl flooring. Ample space for a dining table and chairs. Ceiling light and double glazed window to the front garden. Central heating radiator. Timber louvre doors lead to a large storage cupboard housing the gas boiler. The kitchen area has a double glazed window to the rear and is decorated in neutral tones with vinyl flooring. Ceiling light fitting. Range of timber floor and wall mounted units with marble effect worksurfaces and tiling to splash back areas. Space for a fridge freezer and washing machine. Single bowl stainless steel sink and drainer and mixer tap. Integrated electric oven and matching four ring hob with extractor fan above.

Double Bedroom 13'3" x 10'7" (4.05 x 3.22)

Located to the front with lovely views via a double glazed window. Decorated in neutral tones with laminate flooring. Central heating radiator and white painted timber finishes. Ceiling light. Built in wardrobe for storage.



Double Bedroom 10'1" x 12'4" (3.08 x 3.77)

Located to the front with a double glazed window offering lovely views. Decorated in neutral tones with timber finishes and laminate flooring. Ceiling light and central heating radiator. Built in wardrobe for storage.

Box Room 7'1" x 5'3" (2.15 x 1.60)

Located to the rear with a double glazed window. Decorated in neutral shades with laminate flooring. White painted timber finishes. Central heating radiator and ceiling light. Built in storage cupboard.

Shower Room 5'8" x 6'10" (1.72 x 2.09)

Located to the rear of the property with an opaque double glazed window to the rear. Tiled to full height on three walls and aqua panelled on the remainder. Vinyl flooring. Central heating radiator and ceiling light. Timber lining to ceiling. Comprises of three piece white suite of shower enclosure, wash hand basin and WC. Located in the shower enclosure is a Mira electric shower.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fitting included in the sale.

Services

Mains drainage, water, gas and electricity.



Directions

Entering Hawick on the A7 from the North, turn right onto Havelock Street and follow the road right up and bear right to Branxholme Road. Follow the road along and turn left into the cul de sac. The property lies along to 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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