



BANNERMANBURKE

PROPERTIES LIMITED



18b Wellogate Place, Hawick, TD9 9JG

Offers In The Region Of £84,995



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- SITTING ROOM ■ DINING ROOM KITCHEN ■ TWO DOUBLE BEDROOMS BATHROOM ■ GAS CH ■ DOUBLE GLAZING ■ GARDEN (SEPARATELY SITED) ■ TWO INTEGRATED OUTHOUSES ■ EPC RATING D ■ DINING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ BATHROOM ■ GAS CH AND DG ■ EPC RATING E

Delightful two bedroom maisonette located in the popular Terraces area of the town, a short walk to the main High Street. Ideal starter family home or rental investment, the property is offered in good order with a well appointed kitchen and separate dining room (adjoining archway) The two double bedrooms are of a generous size. Viewing is essential to appreciate.

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

Beautifully presented maisonette finished to an exacting standard with well appointed living accommodation. Ideal first time buy, ready to move into with pleasing and tasteful décor throughout. Located just a short walk to the towns centre and all local amenities.

There is garden ground with the property that is located on the opposite side of the road with garden shed and two integrated outhouses beneath the property.

Property forms a two bedroom double upper flat in a pleasant residential area of the town. Entered from the front via high security UPVC door.

Vestibule

Decorated in neutral tones. Cupboard at the door houses the combination gas boiler and provides additional storage and has the benefit of light. Wall mounted thermostat heating controller.

Sitting Room

12'5" x 15'11" (3.78 x 4.85)

Located to the front of the property. Decorated in neutral tones with newly laid carpet flooring and a feature wall in patterned wallpaper. Central heating

radiator and three wall lights. Main focal point of the room is the timber fire surround with electric fire inset. Integrated storage cupboard. Double glazed window. Carpeted stairs lead up to the upper level.

Dining Room

9'5" x 13'9" (2.87 x 4.19)

Accessed via the sitting room through a timber and glazed door. Pleasant bright room located to the rear with double glazed window. Decorated in neutral tones with feature walls in patterned wallpaper. Attractive ceiling light fitting. Central heating radiator and smoke alarm. Neutral carpet flooring and deep timber skirtings and white cornice to ceiling. Archway through to the kitchen.

Kitchen

12'11" x 6'3" (3.94 x 1.90)

Located to the rear with a double glazed window. Ample floor and wall units in cream with black granite effect worksurfaces. Tile effect vinyl flooring. Large Smeg range cooker. Tiled to splashback areas in a neutral brick effect tile. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher. Integrated wine racks. Integrated washing machine and fridge and freezer. Integrated microwave. Spot lighting.

Upper Landing

The upper landing is accessed via stairs from the Sitting Room. Decorated in neutral tones. Smoke alarm. Recessed ceiling spotlights. Access hatch to roof space.

Bathroom

6'8" x 8'3" (2.04 x 2.52)

Located to the rear with double glazed windows. Comprises of three piece white suite of wash hand basin, WC and bath. Chrome shower located over the bath run off the boiler. Tiled around the bathing area in a neutral tile. Tile effect laminate flooring. Chrome heated towel rail. Recessed ceiling spotlight fittings.

Double Bedroom

10'8" x 11'3" (3.24 x 3.42)

Located to the front with double glazed windows. Central heating radiators and recessed ceiling spotlights. Decorated in neutral tones with carpet flooring. Two built in wardrobes for storage.

Double Bedroom

11'11" x 8'5" (3.62 x 2.56)

Located to the rear with double glazed windows. Decorated in neutral tones. Central heating radiator. Recessed ceiling spotlight fittings.

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Garden located over the road.

SALE DETAILS & OTHER INFORMATION

Fixtures and Fittings

Carpets/floor coverings, light fittings, blinds and curtains included in the sale.

The Property

Well presented spacious two bedroom maisonette in a pleasant part of town centrally located for all local amenities. On the ground floor level are the sitting room, dining room and well appointed kitchen. The upper level houses the two bedrooms and bathroom and provides access to the attic.

Sitting Room

Located to the front with double glazed window. Decorated in a shade of grey with a feature wall in patterned wallpaper. White painted timber finishes and cornicing to ceiling. Staircase to first floor level. Main focal point of the room is the cream fire surround with tiled back and inset electric fire. Recessed area under the stairs. Timber door leads to a shelved storage cupboard. Central heating radiator and two wall lights. Storage cupboard houses the gas boiler and coat hooks. Access to the dining room.

Dining Room

9'4" x 14'3" (2.85 x 4.34)

Good sized room located to the rear of the property with a double glazed window. Decorated in neutral tones with a feature wall in patterned wallpaper. Grey carpet flooring and white painted timber finishes. Cornicing to ceiling. Attractive ceiling spotlight fitting. Smoke alarm and central heating radiator. Open archway leads to kitchen.

Kitchen

Located to the rear with a double glazed window Decorated in neutral tones with tile effect vinyl flooring and white painted timber finishes. Coving to ceiling. Neutral coloured tiling to splashback areas. Good range of cream floor and wall mounted units with black worksurfaces. Built in fridge freezer and microwave. Glazed display areas and built in wine racks. Space for range style cooker with extractor located above (cooker incl in the sale) Space for washing machine (washer drier included in the sale) and integrated dishwasher. Single bowl stainless steel sink and mixer tap

First Floor

First floor is accessed via the carpeted stair from the sitting room. The first floor landing is decorated in grey with carpet flooring and white painted timber finishes. Access hatch to roof space and smoke alarm.

Master Bedroom

11'4" x 10'10" (3.45 x 3.30)

Located to the front of the property with double glazed windows. Spacious room decorated in grey with a feature wall in patterned wallpaper. White painted timber finishes and carpet flooring. Built in wardrobes and central heating radiator. Halogen ceiling spotlights.

Bedroom 2

8'4" x 10'10" (2.55 x 3.30)

Another good sized double room located to the rear with double glazed window. Decorated in neutral decor with white painted timber finishes and carpet flooring. Halogen ceiling spotlights. Central heating radiator.

Bathroom

8'2" x 6'10" (2.50 x 2.08)

Located to the rear with double glazed opaque window. Decorated in neutral tones with white painted timber finishes. Neutral coloured tile effect flooring. Tiling to full height on one wall. Shower bath with glazed screen, wash hand basin and WC. Located over the bath is a chrome shower run off the boiler and there is a wall mounted chrome heated towel rail.

SALES DETAILS AND OTHER INFORMATION

Services

Mains drainage, water, gas and electric.

Fixtures and Fittings

All carpets and floor coverings included in the sale, all integrated appliances and the washer drier. Dining room table and chairs and sitting room couches can also be included if so desired.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

18b Wellogate Place, Hawick, TD9 9JG

Approximate Gross Internal Area
74.0 sq m / 797 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID306907)

Important:

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