



BANNERMANBURKE

PROPERTIES LIMITED



65A Howdenbank, Hawick, TD9 7JY

Offers In The Region Of £45,000



Viewing comes highly recommended of this ground floor main door one bedroom flat located in a quiet residential area of town with lovely open views to the front. Located on a good bus route to the town and all local amenities. Ideal first time buy, buy to let or downsizing opportunity. Benefits from gas central heating and double glazing. There is a well maintained shared garden to the rear with clothes drying facilities and patio area. A shared integrated outhouse provides additional storage.



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

Located in a lovely quiet residential area of town, this one bedroom flat is well appointed with lovely open views to the front. Set in well maintained garden grounds with a shared rear garden and private area of rear ground also. There is a shared integrated outhouse for additional storage.

Hallway

Decorated in pale blue with central heating radiator and ceiling light. Two built in cupboards for storage. One is very large and houses the gas boiler along with the electric meter and switch gear and provides excellent additional storage.

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Sitting Room

15'6" x 10'11" (4.72 x 3.32)
Bright room located to the front with large double glazed window providing lovely views. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Electric fire suite. TV aerial point. Space for small table and chairs. Access to kitchen.

Kitchen

11'1" x 7'1" (3.39 x 2.15)
Located to the rear with a double glazed window overlooking the rear garden. Decorated in neutral tones with vinyl flooring. Space for free standing electric cooker, fridge freezer and washing machine. Ample floor and wall mounted units in cream with marble effect worksurfaces. Central heating radiator. Built in cupboard with shelving. Ceiling spotlight fittings.

Double Bedroom

12'1" x 10'3" (3.69 x 3.12)
Good sized room located to the front of the property with double glazed window providing nice views. Decorated in neutral tones with carpet flooring, ceiling light and central heating radiator. Built in cupboard with hanging and shelving.

Bathroom

6'5" x 5'5" (1.95 x 1.64)
Located to the rear of the property with double glazed opaque window. Comprises of 3pc white suite of wash hand basin, WC and bath with electric Mira Vie shower located over the bath. Aqua panelling to bathing area. Vinyl flooring. Central heating radiator. Ceiling light.

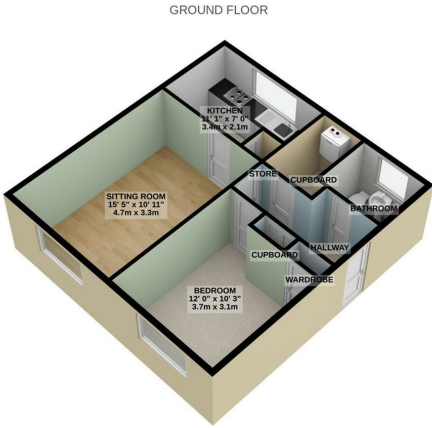
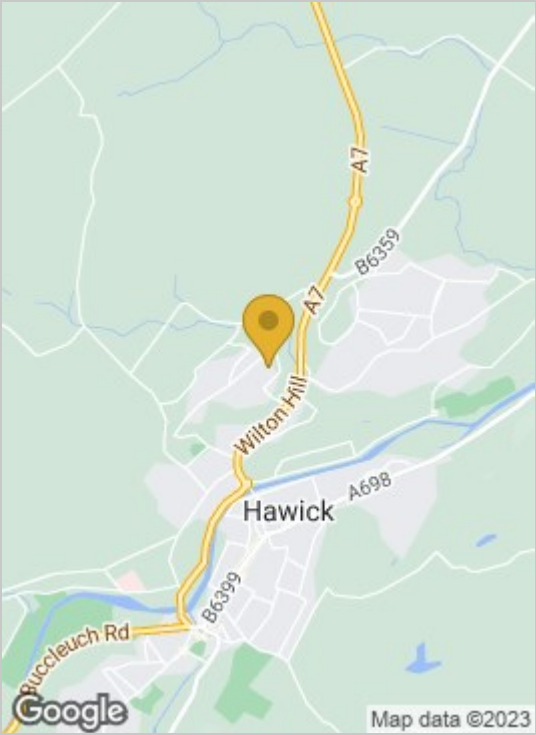
Sales and other information

Fixture and Fittings

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

Services

Mains drainage, water, gas and electricity.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

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