



BANNERMANBURKE

PROPERTIES LIMITED



Dooars 33 Crumhaughhill Road, Hawick, TD9 0NJ

Offers In The Region Of £199,995



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- SPACIOUS HALLWAY ■ SITTING ROOM WITH DINING AREA ■ KITCHEN ■ THREE BEDROOMS ■ SHOWER ROOM ■ LARGE GARAGE AND WORKSHOP AREA ■ PRIVATE DRIVEWAY AND OFF STREET PARKING ■ FRONT, SIDE AND REAR GARDENS ■ STUNNING VIEWS ■ EPC RATING E

** CLOSING DATE SET FOR FRIDAY 26TH MARCH AT 12 NOON **

Early viewing is essential of this detached three bedroom dwelling house located in the sought after "West End" of the town offering stunning views over the countryside. In need of some cosmetic modernisation internally, the property offers flexible living accommodation with generous garden ground, large garage/workshop beneath the property and drive to the rear for several cars. There is a spacious sitting room with dining area, kitchen, three bedrooms and shower room.

Hawick

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.

Distances

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

The property forms a split level three bedroom house with stunning views over the surrounding countryside. To the Crumhaughhill Road side is a garden laid to lawn with matures shrubs and

bushes with vehicle access to the rear via Longbault Road. Viewing is essential to appreciate the location and views. Beneath the property lies a very large integrated garage with utility area and workshop.

Kitchen

3.68 x 3.23

Good sized room located to the side of the property with large double glazed window providing nice views. Ample floor and wall mounted units with marble effect worksurfaces. Space and plumbing for a washing machine. Space for freestanding gas cooker with extractor fan located above. Integrated wine rack. One and a half bowl stainless steel sink and drainer with mixer tap. Decorated in neutral patterned wallpaper with vinyl flooring. Central heating radiator. Large storage cupboard housing the water cylinder. Access to hallway and dining room area.

Sitting Room/Dining Room

4.40 x 7.14

Very large room located to the rear of the property with two large double glazed windows providing stunning views. Two ceiling light and wall lighting. Carpet flooring. Two central heating radiators. The main focal point of the room is the timber fire surround with marble back and hearth and coal effect gas fire inset.

Hallway

Square hallway with carpet flooring. Ceiling spotlight fittings. Central heating radiator. Storage cupboard with hanging and shelving. Access to vestibule and external door to the side. Three steps to the bedrooms and bathroom.

Shower Room

2.07 x 2.77

Located to the side of the property with double glazed opaque window. Comprises of 3pc white suite of wash hand basin, WC and double shower enclosure. The enclosure houses a Mira electric shower with panel boarding. Carpet flooring. Ceiling spotlight fittings. Central heating radiator.

Master Bedroom

3.00 x 4.36

Located to the rear with lovely views from the double glazed

window. Carpet flooring. Central heating radiator. Ceiling light. Built in wardrobes with hanging and shelving.

Bedroom 2

3.20 x 3.33

Located to the front with a double glazed window overlooking the front garden. Carpet flooring. Central heating radiator. Ceiling light. Built in wardrobes with hanging and shelving.

Bedroom 3

3.79 x 2.16

Located to the front of the property with double glazed window overlooking the front garden. Central heating radiator. Ceiling light. Built in cupboard for storage.

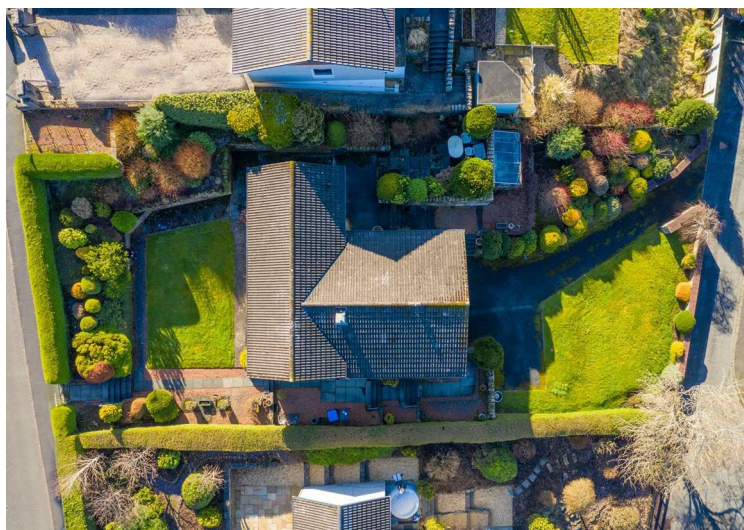
Garage and Workshop

Located beneath the property is an extremely spacious garage and workshop which could be used for a variety of purposes or converted subject to planning.

SALES DETAILS AND OTHER INFORMATION

Mains drainage, water, gas and electric.

Included in the sale are all carpets and floor coverings.



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:

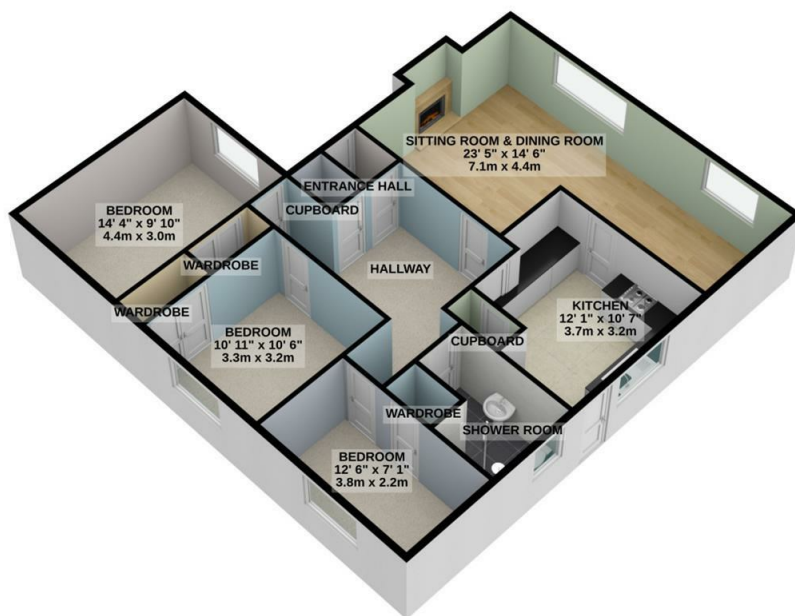
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	78
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	40	72
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



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 © 2021

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