



# BANNERMANBURKE

PROPERTIES LIMITED



**19 Longhope Drive, Hawick, TD9 0DU**

**Offers In The Region Of £190,000**



# 19 Longhope Drive, Hawick, TD9 0DU

## Offers In The Region Of £190,000



- HALLWAY ▪ SITTING ROOM WITH DINING AREA ▪ KITCHEN ▪ THREE DOUBLE BEDROOMS ▪ BATHROOM ▪ GAS CH/DG ▪ SINGLE CAR GARAGE ▪ LOCKUP ▪ FRONT AND REAR GARDENS ▪ EPC RATING C

Viewing comes highly recommended of this beautiful three bedroom semi detached family home with detached garage and store lock up. Located in the popular 'West End' area of the town where properties on this street don't often come up for sale. Presented for sale in immaculate order with stylish and contemporary kitchen and bathroom facilities. The property benefits from front and rear gardens with are both well tended and low maintenance. Early viewing is highly recommended.

### Hawick Description

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.

### Hawick 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

This lovely family home is a must see. Offered for sale in immaculate decorative order offering well appointed family living accommodation. On the ground floor is the large sitting room

with dining area, dining kitchen and rear porch, with three double bedrooms and bathroom on the upper level. The property benefits from gas central heating and double glazing with lovely views from the front bedrooms. The single car garage has both power and light and the lock up is ideal for additional storage. The front and rear gardens are low maintenance and offer good outdoor living space. External tap to the rear and front also. Located in the catchment area for Drumlanrig Primary School and a short walk to the Vertish Hill Golf Club.

### Hallway

14'9" x 6'9" (4.51 x 2.07)

Decorated in neutral tones with luxury vinyl tiled flooring. Smoke alarm. Halogen ceiling spotlighting. Central heating radiator. Door leads to a large under stairs storage cupboard housing the electrics and provides good storage. Carpeted staircase leads to the first floor level.

### Sitting Room with Dining Area

15'4" x 26'9" (4.69 x 8.17)

Very large room located to the front of the property with recessed area to the rear. Double aspect room with double glazed windows to the front and rear. Two central heating radiators. Decorated in neutral tones with a feature wall in patterned wallpaper. Carpet flooring. The main focal point of the room is the wall mounted fire. Halogen ceiling spotlights. The dining area is currently used as a playroom.

### Kitchen

12'7" x 9'4" (3.84 x 2.86)

Accessed from the sitting room and located to the rear with double glazed window overlooking the rear garden. Decorated in pale neutral tones with vinyl flooring. Wall mounted vertical central heating radiator. Good range of floor and wall mounted high gloss units with white worksurfaces. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher. Integrated single electric oven and four ring gas hob with chimney style extractor fan above. Mosaic effect tiling to splashback areas. Integrated fridge and freezer.

## Rear Porch

5'2" x 3'1" (1.58 x 0.94)

Accessed from the kitchen. Large pantry style storage cupboard. Door to rear garden.

## First Floor Landing

13'1" x 2'11" (4.00 x 0.89)

Accessed via carpeted staircase from the hallway. The upper landing has a smoke alarm and halogen ceiling spotlight fittings. Access hatch to the roof space. Central heating radiator. Large cupboard with slatted shelving houses the tumble dryer.

## Bathroom

8'3" x 7'9" (2.54 x 2.38)

Located to the rear of the property with an opaque double glazed window. Decorated in a shade of blue with vinyl flooring. Comprises of 3pc white suite of wash hand basin, WC and shower bath with panel boarding to the bathing area. Chrome shower located over the bath which runs off the boiler. Chrome heated towel rail.

## Master Bedroom

11'2" x 10'1" (3.42 x 3.08)

Located to the front of the property with double glazed window offering lovely views. Decorated in shades of blue with carpet flooring and central heating radiator. Halogen ceiling spotlight fitting. Two built in cupboards, one housing the gas boiler.

## Bedroom 2

11'1" x 11'10" (3.39 x 3.62)

Located to the rear with double glazed window. Decorated in pink with a feature wall and carpet flooring. Central heating radiator. Halogen ceiling spotlight fitting. Built in wardrobe with hanging rail.

## Bedroom 3

11'5" x 6'9" (3.48 x 2.06)

Located to the front of the property with a double glazed window providing lovely views. Decorated in grey with carpet flooring. Central heating radiator. Halogen ceiling spotlight fitting.

## Sales and Other Information

### Fixture and Fittings

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

### Services

Mains drainage, water, gas and electricity.



**Offers:**

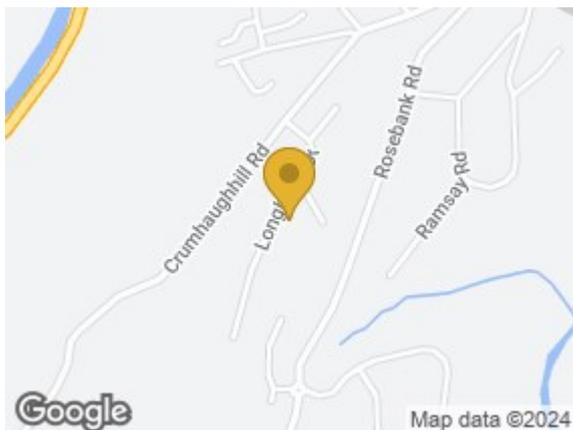
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of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

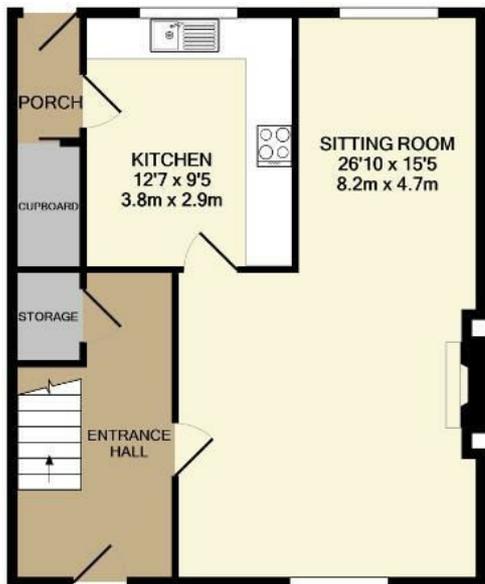
**Notice:**

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.

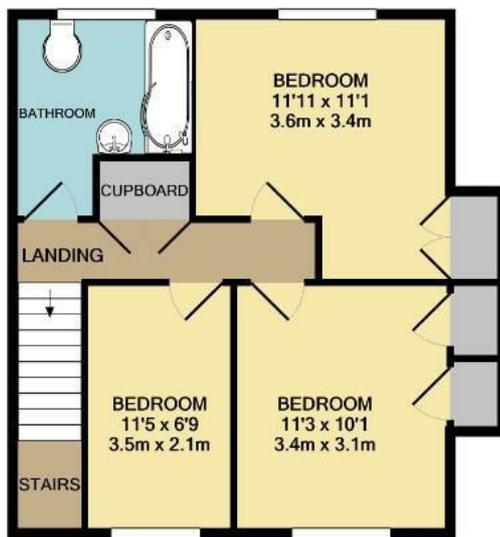


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>81</b>
<b>Scotland</b>	EU Directive 2002/91/EC	

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



GROUND FLOOR



1ST FLOOR

19 LONGHOPE DRIVE, HAWICK

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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