



BANNERMANBURKE

PROPERTIES LIMITED



Longcroft Crescent, Hawick, TD9 0BW

Offers In The Region Of £130,000



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- THREE BEDROOMS ■ KITCHEN WITH SEPERATE DINING AREA ■ SITTING ROOM ■ BATHROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ SPACIOUS FAMILY ACCOMODATION ■ AMPLE ON STREET PARKING ■ EPC RATING C

****CLOSING DATE MONDAY 15TH MARCH 2021 - 12PM****

Viewing is highly recommended of this lovely mid terraced three bedroom family home in the popular 'West End' area of the town. Offered for sale in immaculate decorative order with low maintenance front and rear gardens. Ideal family starter home benefiting from gas central heating and double glazing. Located on a good bus route to the town and just a short walk to Drumlanrig Primary School.

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.

Travel

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

Ideal family starter home, first time buy or downsizing opportunity. On the ground floor is the bright sitting room and large dining kitchen with two double bedrooms and bathroom on the first floor level. The property has been extended in previous years to add a third bedroom to the second floor which is a very useful addition. Freshly decorated throughout in neutral tones with carpet flooring and double glazing. The private rear garden has an area of patio with an enclosed area laid to lawn, garden shed and clothes drying facilities. To the front there is ample on street parking.

Entrance Vestibule

The property is entered via double glazed door into a entrance vestibule. Carpeted staircase leads to the first floor level. Laminate flooring. Ceiling light. Smoke alarm. Electric meter and switch gear housed at high level in a timber unit.

Living Room

3.90 x 4.38

Nice bright room located to the front of the property with double glazed window overlooking the front garden and providing lovely views. Central heating radiator. Attractive ceiling light fitting. Decorated in neutral tones with carpet flooring. The main focal point of the room is the timber fire surround with black marble back and hearth and coal effect living flame gas fire inset. Storage cupboard. Access to the dining kitchen.

Dining Kitchen

4.91 x 3.75

Good sized room located to the rear of the property with double

glazed window and double glazed patio doors providing access to the rear garden. Ample floor and wall mounted units with black granite effect worksurfaces. Space and plumbing for washing machine. Single bowl stainless steel sink and drainer with mixer tap. Double electric built in oven and four burner gas hob. Stainless steel chimney style extractor fan above. Decorated in neutral tones with tile effect vinyl flooring. Recessed ceiling spotlight fittings. Space and plumbing for an American style fridge freezer. White wine cooler. Ample space for dining room furniture. Storage cupboard.

Upper landing

Accessed from the vestibule via carpeted staircase with timber handrail. The upper landing is decorated in neutral tones with carpet flooring. Ceiling light. Smoke alarm. Central heating radiator. Stairs to second floor.

Bathroom

1.66 x 2.37

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 chrome shower run off the boiler. Panel boarding to full height around the bathing area. The wash hand basin is set in vanity furniture with additional storage. White heated towel rail. Tile effect vinyl flooring.

Master Bedroom

3.23 x 3.97

Double room located to the front of the property with double

glazed window. Full range of built in wardrobes with hanging and shelving. Decorated in neutral tones with a feature wall in patterned wallpaper. Central heating radiator. Ceiling light. Built in storage cupboard.

Bedroom 2

3.15 x 3.13

Located to the rear of the property with double glazed window providing lovely views. Decorated in yellow with carpet flooring. Central heating radiator. Ceiling light. Ample space for bedroom furniture.

Second floor

Carpeted turning stairs provide access to a third bedroom located on the second floor. On the landing is a smoke alarm, ceiling light and Velux window. Storage cupboard

Bedroom 3

4.38 x 2.18

Decorated in pink with carpet flooring. Velux window provides lovely views. Central heating radiator. Ceiling light. Storage cupboard.

Services

Mains Gas, electric and drainage.

Fixtures & Fittings

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



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.

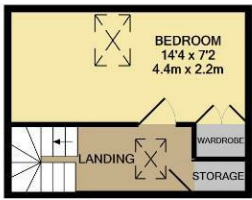
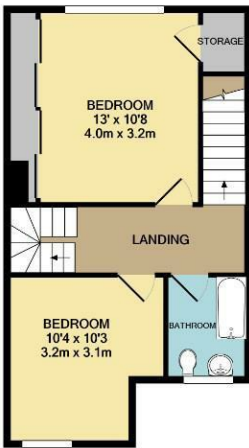
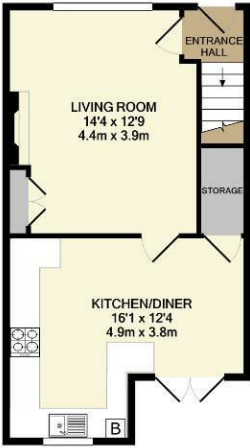
Notice:

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		
	69	83
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		
	64	80
Scotland EU Directive 2002/91/EC		



BANNERMANKURKE
PROPERTIES LIMITED

75 LONGCROFT CRESCENT, 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 as to their operability or efficiency can be given.

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