



# BANNERMANBURKE

PROPERTIES LIMITED



**12 Minto Place, Hawick, TD9 9JL**  
**Offers In The Region Of £85,000**

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# 12 Minto Place, Hawick, TD9 9JL

## Offers In The Region Of £85,000



- ENTRANCE HALL ■ SITTING ROOM ■ DINING KITCHEN ■ DOWNSTAIRS WC ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ BATHROOM ■ GAS CH/DG ■ EPC RATING D

Viewing comes highly recommended of this beautiful three bedroom mid terraced family home in the popular 'Terraces' area of the town. Presented for sale in immaculate order with stunning and spacious dining kitchen. The property has been freshly decorated throughout in mainly neutral tones with newly laid carpet flooring. Ideal first time buy or family starter home, the property boasts well appointed family living accommodation. Benefits from gas central heating and double glazing. Located just a short walk to the town centre and all local amenities.

### 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

Located just a short walk from the town's High Street, Minto place is a must see. Benefitting from its own front door, the property is in great order. On the ground floor is the very large dining kitchen, living room and WC with three bedrooms and family bathroom on the upper level. Set in a slightly elevated position over the town with beautiful views of the surrounding area. Early viewing is high recommended.

### Entrance Hall

Entered via UPVC door into a small entrance hall which is decorated in neutral tones with laminate flooring. Central heating radiator. Ceiling light. Electrics are housed at high level. Carpeted staircase to upper level.

### WC/Cloakroom

Decorated in neutral tones with vinyl flooring. Central heating radiator. 2pc white suite of wash hand basin and WC. Double glazed window.

### Sitting Room

12'7" x 13'8" (3.84 x 4.19)

Large room with double timber and glazed doors leading into a nice big dining kitchen. Located to the front with double glazed window. Decorated in cream with carpet flooring. Coving to ceiling. Ceiling light. Central heating radiator.

### Dining Kitchen

14'7" x 16'2" (4.45 x 4.94)

Located to the rear with two large double glazed windows. Decorated in neutral tones with vinyl flooring. Halogen ceiling spotlights. Coving to ceiling. Large central heating radiator. Ample space for dining table and chairs. Timber panel door leads to a large under stairs storage cupboard. Housed in one of the units is the Valliant combination gas boiler. The kitchen has a good range of shaker grey units with solid timber work surfaces and tiling to splashback areas. Integrated Island.



Space for fridge freezer. Integrated double electric stainless steel oven and four burner gas hob with chimney style extractor fan above. Integrated dishwasher. One and a half bowl stainless steel sink and drainer with mixer tap.

### Upper Landing

Accessed via carpeted staircase. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light. Timber panel door leads to a shelved cupboard.

### Double Bedroom

9'5" x 15'6" (2.88 x 4.74)

Located to the rear with double glazed window. Decorated in neutral tones with carpet flooring. Ceiling light. Central heating radiator. Built in wardrobe.

### Double Bedroom

11'1" x 9'5" (3.38 x 2.88)

Located to the front of the property with a double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light Built in wardrobe.

### Single Bedroom

6'8" x 11'5" (2.04 x 3.48)

Located to the rear of the property with double glazed window. Large single room decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light.

### Bathroom

8'10" x 7'1" (2.71 x 2.16)

Located to the front of the property with opaque double glazed window. Decorated in white with vinyl flooring. Central heating radiator. Ceiling light. Comprises of 4pc white suite of bath, wash hand basin, WC and corner shower enclosure. Tiling to splashback and bathing areas and the shower enclosure houses a chrome shower run off the boiler.

### Sales and Other Information

### Fixtures 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:

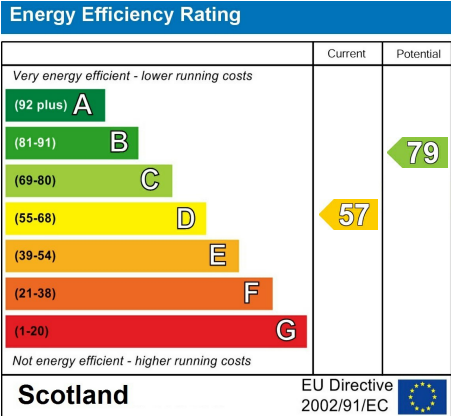
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

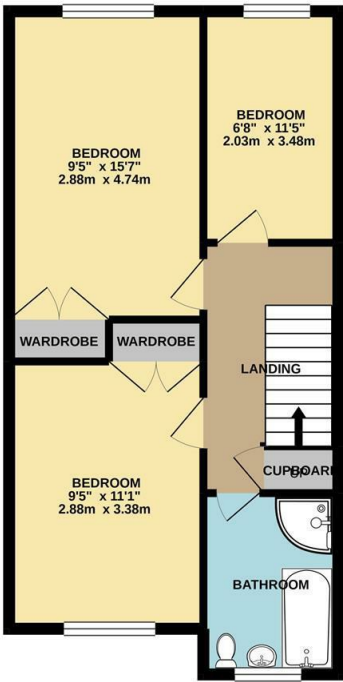
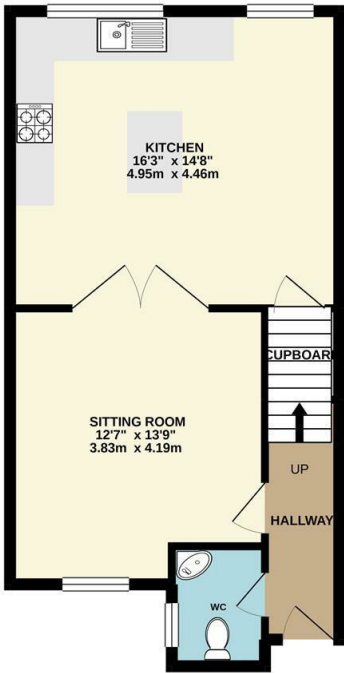
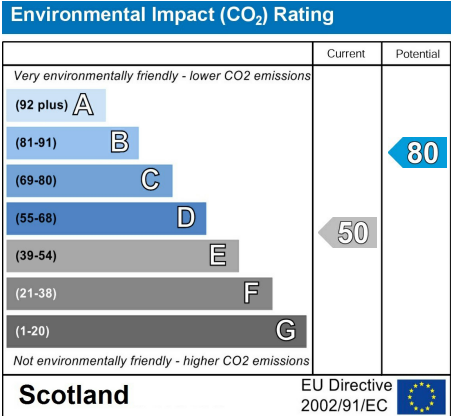
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 958sq. ft. (89.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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