



3 Douglas Road, Hawick, TD9 9LW
Offers In The Region Of £150,000

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■ ENTRANCE VESTIBULE AND HALLWAY ■ SITTING ROOM ■ LIVING ROOM/DINING ROOM ■ KITCHEN ■ THREE DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CH AND MAJORITY DG ■ GARAGE WITH POWER AND LIGHT ■ FRONT AND REAR GARDENS ■ EPC RATING D

Viewing comes highly recommended of this lovely three bedroom two public room semi detached family home with off street parking, large garage and front and rear gardens. Presented for sale in good order but in need of some cosmetic modernisation internally. The property boasts some lovely traditional features such as cornicing, deep timber skirtings and high ceilings. There is gas central heating (the boiler having been recently installed) and majority double glazing. There is a new automatic roller door on the garage which has the benefit of power and light and provides access to the rear garden. Externally the property benefits from a low maintenance front garden and generous enclosed rear garden with lawn, patio and garden shed.

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.

Directions

From the towns large roundabout by Morrisons supermarket, travel up the hill onto Linden Crescent. Take the first left up the hill onto Douglas Road. The property sits on the right hand side, three properties along.

The Property

An ideal family starter home, 3 Douglas Road is a must see. On the ground floor is the sitting room, dining room and kitchen with three double bedrooms on the upper level and shower room on the mid landing. There is ample storage throughout and the property benefits from gas central heating and majority double glazing. The garage is a great size and subject to relevant permissions could be converted to further living accommodation. The rear garden is enclosed and private and off street parking to the front. Located just a short walk to the town centre and all local amenities.

Front Entrance

1.26 x 1.36

The property is entered via double glazed door into a entrance vestibule with door to the entrance hall. The entrance hall provides access to the upper level via carpeted staircase and to the sitting room, living room and kitchen. Large under stairs storage cupboard and walk in storage cupboard which houses the gas meter and has a range of coat hooks. Telephone point.

Sitting Room

4.64 x 3.92

Nice bright room located to the front of the property with double glazed bay window. Decorated in a shade of green with carpet flooring. Lovely cornicing to ceiling. Ceiling light. Edinburgh shelved press. Two central heating radiators.

Living Room

4.21 x 3.58

Located to the rear of the property with double glazed window. Cupboard houses the combination gas boiler. Carpet flooring. Central heating radiator. Ceiling light. The main focal point of the room is the timber fire surround with marble back and

hearth and open grate fire. Serving hatch to kitchen. Cornicing to ceiling.

Kitchen

6.18 x 2.30

Large pantry storage cupboard. Good range of floor and wall units with worksurfaces. Single bowl stainless steel sink and drainer. Space and plumbing for washing machine and fridge freezer. Single glazed window to the side and timber door provides access to the rear. Vinyl flooring. Central heating radiator.

Upper level

Accessed via carpeted staircase. On the turn of the stairs is access to the shower room. The top landing has a shelved press and ceiling light.

Shower Room

1.82 x 2.45

Located to the rear of the property with single glazed sash and cash opaque window. Comprises of a 3pc white suite of wash hand basin, WC and corner shower unit with electric shower. Panel boarding. Carpet flooring.

Master Bedroom

3.63 x 3.90

Large room located to the front of the property with double glazed windows providing lovely views of the town and surrounding countryside. Built in wardrobe with hanging and shelving. Carpet flooring. Central heating radiator. Ceiling light.

Bedroom 2

3.58 x 3.40

Large room located to the rear of the property with double glazed windows overlooking the rear garden. Good range of built in wardrobes with sliding mirrored doors. Central heating radiator. Ceiling light.

Bedroom 3

8'4" x 12'10" (2.55 x 3.93)

Located to the front of the property with double glazed window. Central heating radiator. Ceiling light. Carpet flooring.

Garage

Single car garage entered from new remote controlled doors. Very large garage with door to the rear garden. Power and light.

Externally

Small garden to the front of the property. Large garden to the rear which includes a lawn area, greenhouse, garden shed and garden pond. Access to the garage.

Sales and other Information

Fixtures and Fittings

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

Services

Mains drainage, water, gas and electricity.



Offers:

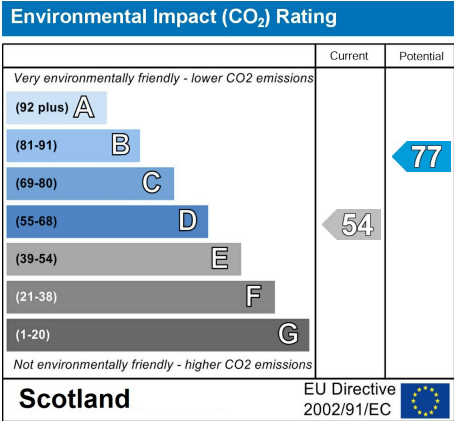
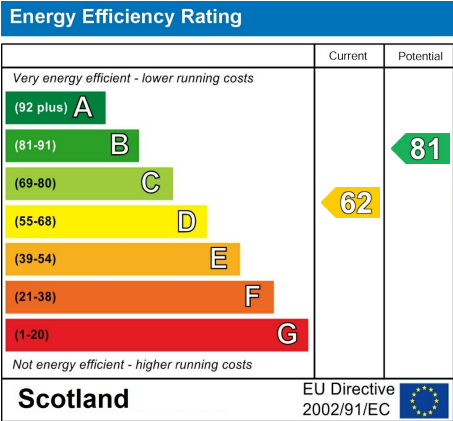
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

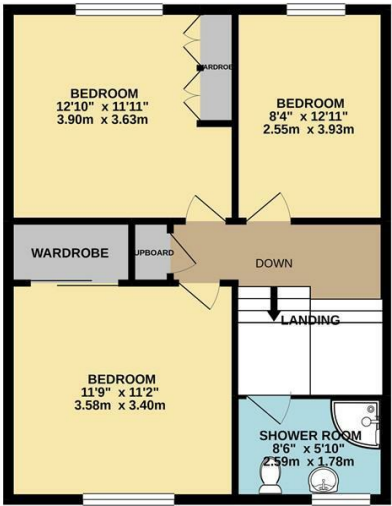
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GROUND FLOOR

1ST FLOOR



TRAQUAIR, 2 DOUGLAS ROAD

TOTAL FLOOR AREA: 1173sq ft (109.0 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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