



BANNERMANBURKE

PROPERTIES LIMITED



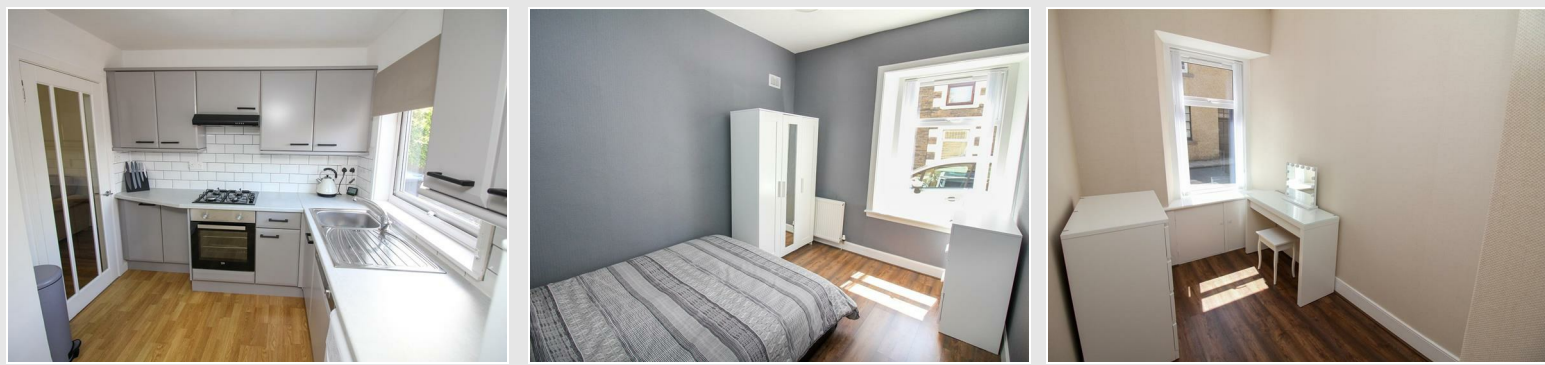
2/2 Myreslaw Green, Hawick, TD9 0JA

Offers In The Region Of £60,000



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■ VESTIBULE ■ SITTING ROOM ■ KITCHEN ■ TWO BEDROOMS ■ SHOWER ROOM ■ GAS CH AND DG ■ LARGE SHARED GARDEN ■ SHARED WASH HOUSE ■ PRIVATE OUTHOUSE ■ EPC RATING D

Well presented ground floor flat located in the popular West End of the town. Benefits from two bright bedrooms to the front, a spacious sitting room, kitchen to the rear and a recently renovated shower room. To the rear there is a large well kept shared garden with patio and lawn. Ideal down size opportunity.

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

Ground floor two bedroom flat located in a popular part of town, a short walk to the town centre. Offered for sale in mainly neutral decor with well appointed kitchen and shower room facilities. There is a private outhouse with the property, shared wash house in the garden and a shared garden with patio and large lawn.

Vestibule

Decorated in neutral tones with timber effect laminate flooring and white painted timber finishes. Located at high level is the electric meter and switchgear. Access to the shower room and sitting room.

Shower Room

2.16 x 1.10

Recently fitted and decorated in grey with tile effect flooring. Painted timber finishes. Three piece white suite of shower enclosure, wash hand basin and WC. The shower enclosure is aqua panelled to almost full height and houses a chrome shower run off the boiler. Wall mounted chrome heated towel rail.

Sitting Room

4.63 x 3.78

Located to the side of the property with two double glazed windows. Decorated in neutral tones with a feature wall in striped wallpaper. White painted timber finishes. Timber effect laminate flooring. Large storage cupboard. Ceiling light and central heating radiator. Access to the two bedrooms and kitchen.

Kitchen

3.14 x 2.72

Located to the rear overlooking the rear garden via a double glazed window. Decorated in white with laminate flooring and painted timber panelling. Central heating radiator and built in storage (houses the boiler). Halogen ceiling spotlight fitting. Good range of grey floor and wall units with neutral coloured work surfaces. Brick effect tiling to splashback areas in neutral tones. Integrated electric oven and matching four ring gas hob and extractor. Built in dishwasher and single bowl sink. Space for washing machine and space for fridge freezer.

Master Bedroom

2.80 x 3.92

Located to the front of the property with double glazed window. Decorated in grey with white painted timber finishes and laminate flooring. Ceiling light and central heating radiator.

Bedroom 2

3.64 x 1.97

Smaller room also located to the front of the property. Decorated in neutral with white painted timber finishes and laminate flooring. Ceiling light. Central heating radiator and built in wardrobe. Double glazed window with storage below.

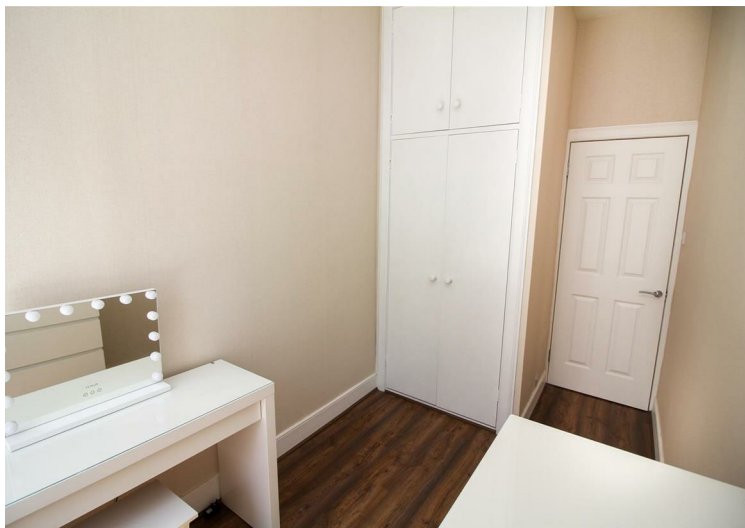
SALES DETAILS AND OTHER INFORMATION

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. 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.

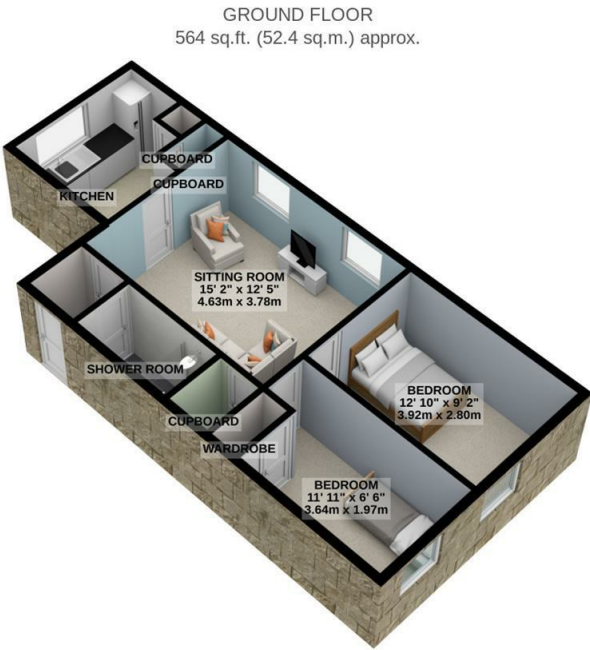
Notice:

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		
	56	76
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		
	51	78
Scotland		EU Directive 2002/91/EC



2/2 MYRESLAW GREEN, HAWICK

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.
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