BANNERMANBURKE
PROPERTIES LIMITED

9 Beaconsfield Terrace, Hawick, TD9 0HS

Offers In The Region Of £60,000

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▪ ENTRANCE HALL▪ SITTING ROOM WITH BAY WINDOW▪ DINING KITCHEN ▪ DOUBLE BEDROOM▪ SHOWER ROOM▪ DOUBLE GLAZING ▪ GAS CENTRAL HEATING▪ OUTHOUSE AND SHARED WASH HOUSE▪ ACCESS TO DRYING FACILITIES ▪ EPC RATING D

Viewing comes highly recommended of this lovely ground floor one bedroom flat with own front and back doors in a popular area of the town. Ideal first time buy or downsizing opportunity. Benefits from gas central heating and double glazing. The property is well proportioned and has the use of drying poles to the rear, outhouse and shared wash house.

The Town

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

Spacious period ground floor property located in a popular area of town a short walk to the town centre. Offered for sale in good order with pleasant bay window to the front in the sitting room, dining kitchen to the rear, double bedroom and shower room. To the rear of the property is a private outhouse (where the boiler is housed) and access to a shared drying area. Ideal first time buy or down size opportunity.

Vestibule

Houses electric meter and switchgear. Vinyl flooring.

Hallway

Decorated in patterned wallpaper with carpet flooring. Central heating radiator and ceiling light. Two smoke alarms and ceiling light. Storage cupboard. Wall mounted thermostat. Telephone point.

Sitting Room

4.06 x 5.17

Spacious room to the front with double glazed bay window. Cornicing to ceiling and carpet flooring. Deep timber skirtings. Central heating radiator and ceiling light. Main focal point of the room is the timber fire surround with marble back and hearth and living flame coal effect gas fire. Decorated in patterned wallpaper. Carpet flooring.

Dining Kitchen

3.21 x 3.50

Spacious dining kitchen located to the rear. Double glazed window. Door to the rear. Good range of floor and wall mounted units with granite effect worksurfaces. Single bowl stainless steel sink and drainer . Double electric oven and gas hob. Chimney style cooker hood located above. Tiled to splashback areas in a neutral tile. Space and plumbing for washing machine. Space for a freestanding fridge freezer. Space for dining table and chairs. Central heating radiator and ceiling light. Decorated in neutral tones. Vinyl flooring.

Double Bedroom

2.70 x 4.35 (3.63)

Double room located to the rear with a double glazed window. Full range of built in wardrobes with hanging and shelving. Central heating radiator.

Shower Room

2.89 x 1.40

Comprises of a three piece suite of wash hand basin, WC and shower enclosure. Panel boarding in the shower enclosure and there is an inset electric shower. Vinyl flooring. Wash hand basin is set into vanity furniture for storage. Central heating radiator and ceiling light. Decorated in neutral tones.

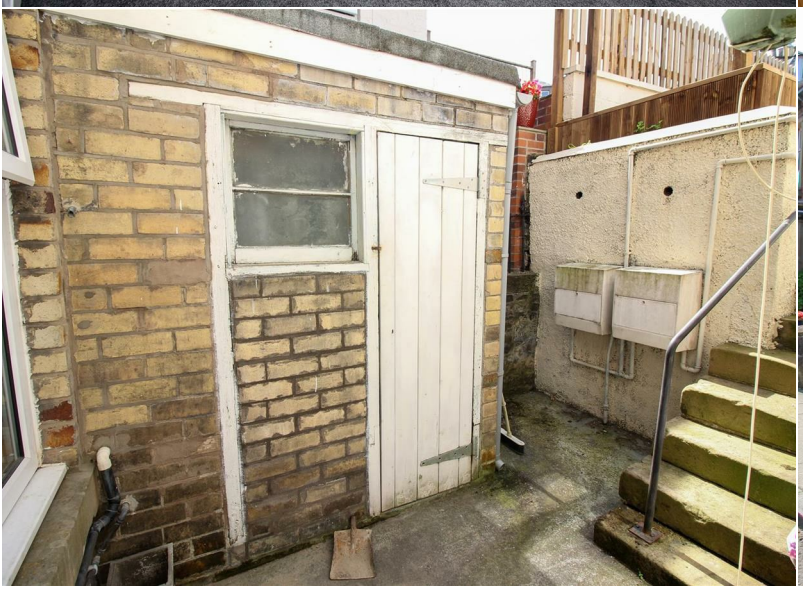
Sales and Other Information

Fixtures and Fittings

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

Services

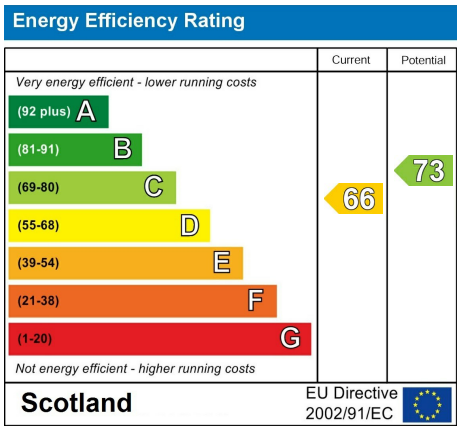
Mains drainage, water, gas and electricity.

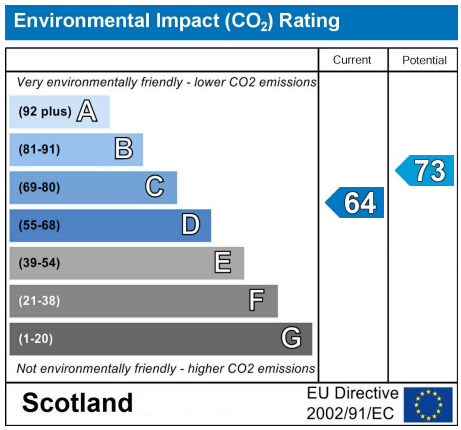


Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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

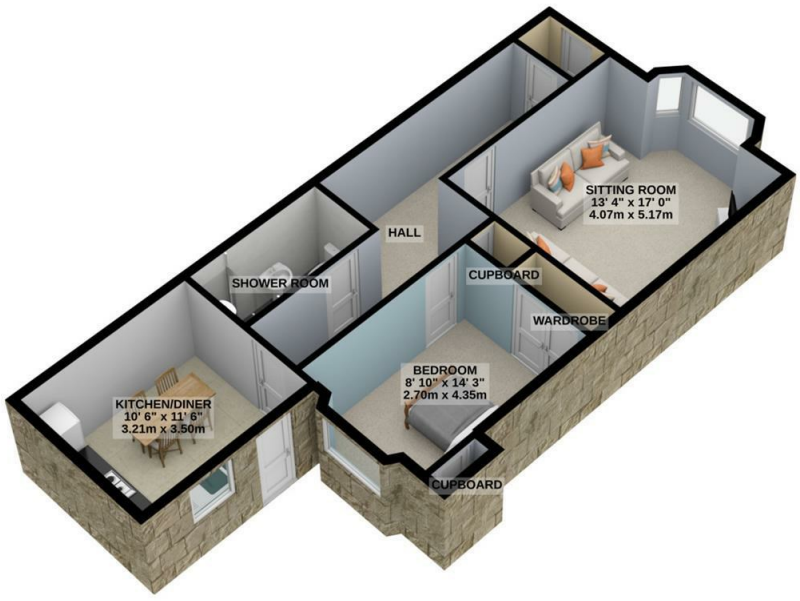
Viewings:
Strictly by appointment through Bannerman Burke Properties Ltd.

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.





GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



9 BEACONSFIELD TERRACE

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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