



BANNERMANBURKE

PROPERTIES LIMITED



5 Weensgate Drive, Hawick, TD9 9PF

Offers In The Region Of £210,000



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- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SINGLE BEDROOM ■ SHOWER ROOM ■ WC ■ GARAGE AND DRIVE ■ LARGE FLAT GARDEN GROUNDS ■ EPC RATING D

CLOSING DATE SET FRIDAY 22ND OCT AT 12 NOON

Early viewing is recommended of this delightful detached three bedroom bungalow set in an extremely generous plot with drive, garage and extensive flat gardens. Presented for sale in very good order with fresh neutral decor throughout. Benefits from gas central heating and double glazing. Extending the property if desired, would also be possible subject to relevant permissions. Beautiful quiet location where properties don't often come up for sale.

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 its 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

Charming detached three bedroom bungalow set in a popular part of town a short walk to the town centre. Offered for sale in good order benefitting from spacious living accommodation and a generous garden with shed and decking. There is the added advantage of off street parking and garage and generous storage throughout. The garden grounds are laid mainly to lawn with shrubbed borders and there is a timber garden shed and decked area. Opportunity to expand the property, subject to relevant planning being obtained. The boiler is located to an outhouse to the rear.

Hallway

Entered via a timber and glazed door. The hallway provides access to all the accommodation. Access hatch to roof space. Smoke alarm, two ceiling lights and heat detector. Central heating radiator and carpet flooring. Good range of built in cupboards for storage.

Sitting Room

6.20 x 4.10

Bright and spacious room located to the front with large double glazed bay window and double glazed window to the side. Two central heating radiators and ceiling light. Wall lighting. Main focal point of the room is the Fyffe

stone fireplace with gas fire inset. Decorated in neutral tones with coving to ceiling and carpet flooring.

Kitchen

3.42 x 3.83

Located to the side of the property with double glazed windows. Provides access to the Sitting Room (also accessed from the hallway.) Good range of floor and wall units with ample work surface space. Single bowl stainless steel sink and drainer. Space for gas cooker and fridge freezer. Space for small table and chairs. Tiling to splash back areas. Vinyl flooring. Ceiling strip lighting. Heat detector. Access to a rear hallway which houses the WC and a door to the rear garden.

Double Bedroom

3.82 x 3.59

Located to the front with double glazed window. Decorated in neutral tones with carpet flooring and central heating radiator. Ceiling light. Ample space for bedroom furniture.

Double Bedroom

3.60 x 3.60

Located to the rear of the property with double glazed window. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light. Built in wardrobes with hanging and shelving.

Single Bedroom

3.04 x 2.41

Large single room located to the rear with double glazed window. Built in wardrobe. Decorated in neutral tones with carpet flooring. Central heating radiator and ceiling light.

Shower Room

1.70 x 2.40

Located to the rear of the property with double glazed opaque window. Comprises of three piece white suite of wash hand basin with storage, WC and double walk in shower enclosure. The shower enclosure is aqua panelled to full height and houses a shower run off the boiler. Chrome heated towel rail. Laminate flooring.

WC

1.13 x 1.02

WC and wash hand basin. Window to the rear. Vinyl flooring. Ceiling light.

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:

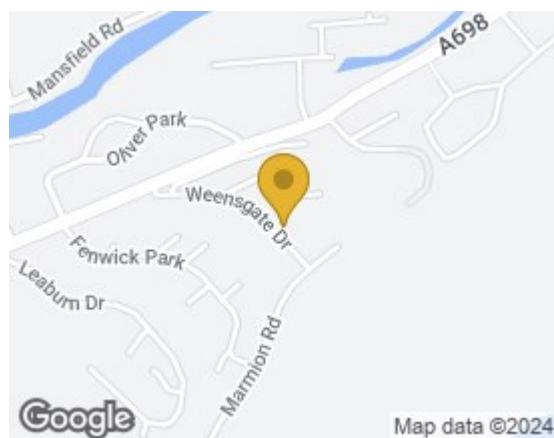
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling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

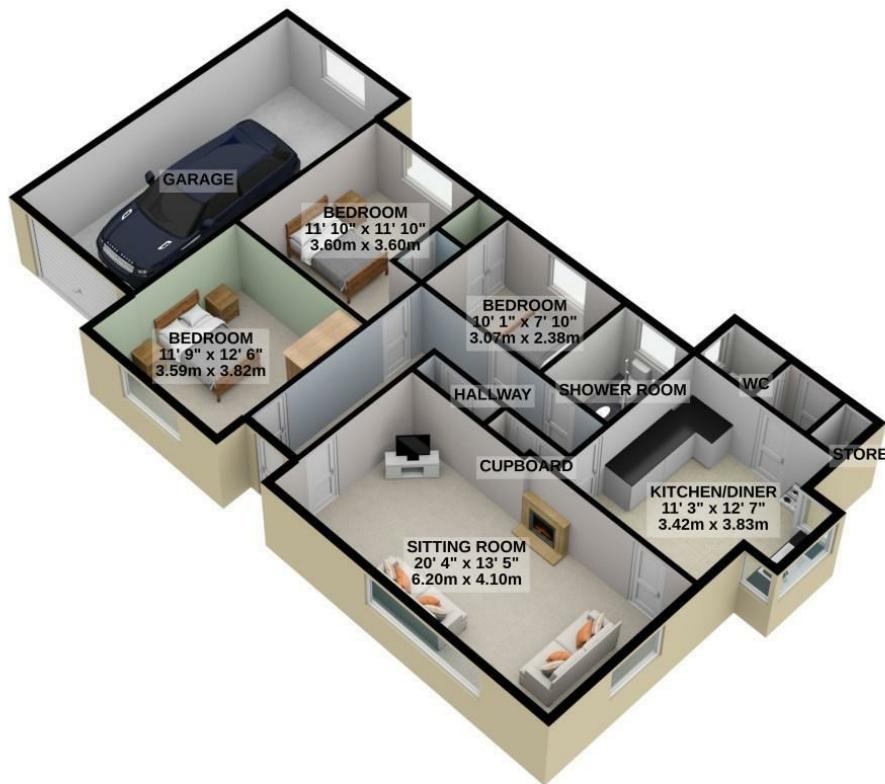
Notice:

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



5 WEENSGATE DRIVE, HAWICK

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