BANNERMANBURKE
PROPERTIES LIMITED

49 Burnfoot Road, Hawick, TD9 8EF

Offers Over £115,000

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▪ VESTIBULE▪ HALLWAY▪ SITTING ROOM ▪ KITCHEN▪ THREE BEDROOMS▪ BATHROOM ▪ SHED▪ GARAGE AND PARKING▪ GARDEN ▪ EPC RATING C

Surprisingly spacious mid terraced dwelling house set in an elevated position with pleasant views to the front. Well presented rear garden and off street parking and garage located to the rear of the property (Vehicular access to the rear via McLagan Drive) Offered for sale in immaculate order with excellent storage facilities. Ideal family home and is located a short walk to Burnfoot Shops.

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

Ideal starter family home located in a residential area on the outskirts of town. Can be accessed from the rear by car where there is off street parking for one vehicle and a timber garage. The rear garden is immaculately kept with mature trees and shrubs and a timber garden shed, Its is laid mainly to lawn. To the front of the property is a smaller area of garden with paving and chipped areas. Internally the property boasts a bright and spacious sitting room, well appointed kitchen and family bathroom on the ground floor. The upper level houses three bedrooms all with built in storage.

Vestibule

L shaped and has tiled flooring. Patterned wallpaper. Housed at floor level is the electric meter and switchgear. Understair storage cupboard.

Hallway

Entered via timber and glazed door. Decorated in neutral tones with painted timber finishes and carpet flooring. Central heating radiator and ceiling light. Smoke alarm. Staircase leads up to first floor. Storage cupboard with hanging rail and shelving.

Sitting Room

4.04 x 4.02

Bright and spacious room located to the front with large double glazed window. Decorated in neutral with carpet flooring and painted timber finishes. Feature wall in patterned wallpaper. Recessed shelved display area. Main focal point of the room is the living flame gas fire set upon a tiled hearth. Coving to ceiling. Wall lighting and ceiling light. Central heating radiator. Access to the kitchen

Kitchen

2.65 x 4.34

Located to the rear with double glazed windows overlooking the rear garden. Decorated in mauve with white painted timber finishes and tile effect flooring. Central heating radiator and coving to ceiling. Ceiling lighting. Corner shelving. Good range of oak effect floor and wall units with marble effect worktops and tiling to splashback areas. Timber and opaque glazed door to rear garden. Space and plumbing for a washing machine. One and a half bowl stainless steel sink and drainer with mixer tap. Space for a gas cooker. Space for fridge freezer.

Bathroom
2.38 x 2.16
Located to the rear with opaque double glazed window. Decorated in patterned wallpaper on one and half walls and the remainder is tiled to full height in neutral. Vinyl flooring Timber finishes. Wall mounted electric heated towel rail in white and central heating radiator. Three piece suite of wash hand basin, WC and bath. Located over the bath is a glazed shower screen and Mira electric shower. Timber lining to ceiling.

Upper Landing
The first floor is accessed via a carpeted staircase. Double glazed window on the turn of the stairs and the first floor landing has two large storage cupboards. Smoke alarm and wall light. Decorated in neutral with coving to ceiling and carpet flooring. Access hatch to roof space.

Master Bedroom
4.35 x 3.02
Light and airy room located to the front with double glazed windows offering lovely views. Decorated in neutral with carpet flooring and white painted timber finishes. Ceiling light and central heating radiator. Range of built in wardrobes.

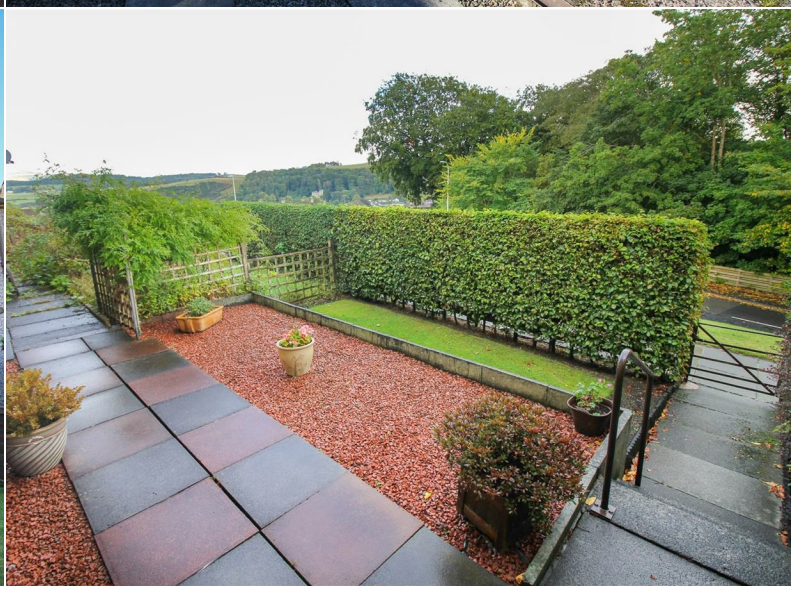
Bedroom 2
3.90 x 3.02
Double room located to the rear. Double glazed window. Decorated in neutral with a feature wall in floral wallpaper. White painted timber finishes. Carpet flooring. Ceiling light and central heating radiator. White painted timber door leads to built in wardrobe.

Bedroom 3
3.85 x 2.70
Located to the rear overlooking the garden. Double glazed window. Decorated in neutral with patterned carpet flooring and white painted timber finishes. Ceiling light and central heating radiator. Built in wardrobe which houses the Vaillant boiler.

SALES INFORMATION AND OTHER DETAILS

Services
Mains drainage, water, gas and electric.

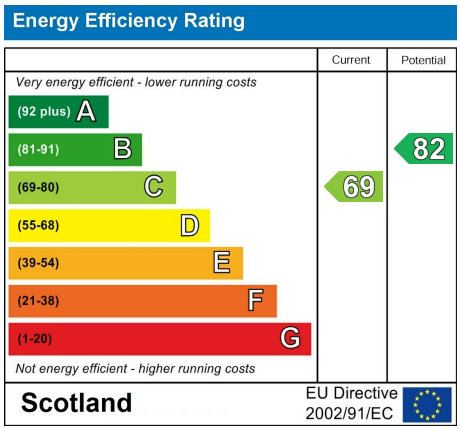
Fixtures and Fittings
All carpets and floor coverings included in the sale. White goods (washing machine, cooker and fridge freezer) Curtains and blinds also included.

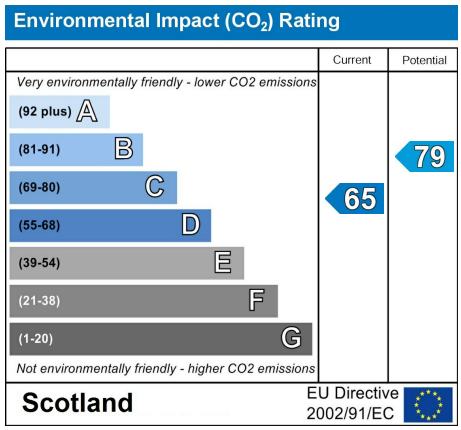


Offers:
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the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

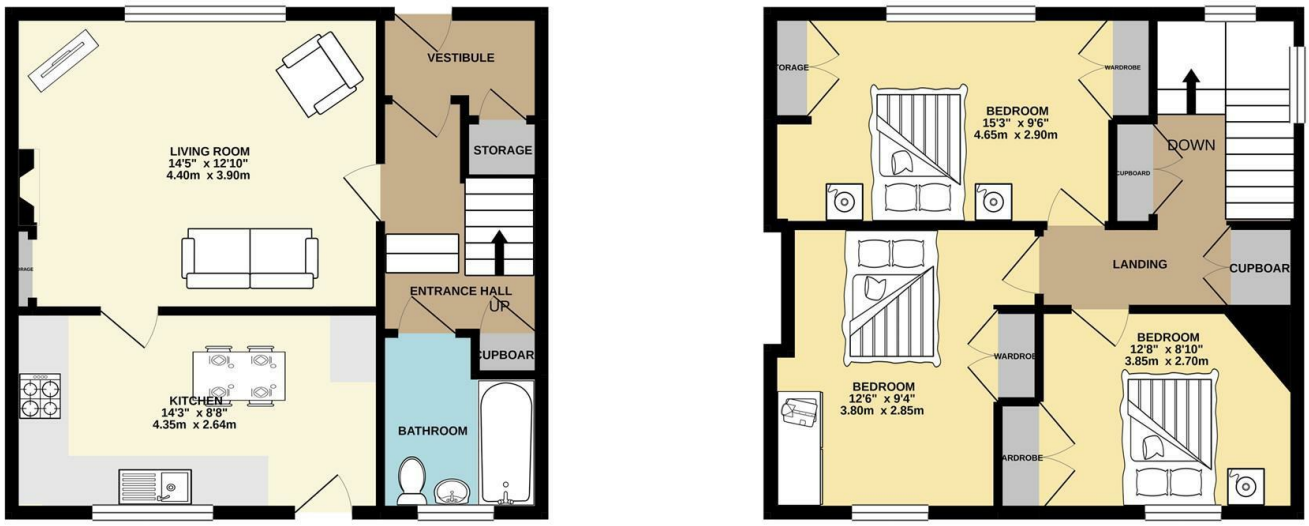
Notice:
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. 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
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



49 BURNFOOT ROAD, HAWICK.

TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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